

# UNOFFICIAL COPY

<p><b>WARRANTY DEED</b></p> <p><b>AFTER RECORDING, MAIL TO:</b> Thomas G. Moffitt Stahl Cowen Crowley Addis LLC 55 West Monroe Street, Suite 1200 Chicago, IL 60603</p>	 <p>1111816055</p> <p>Doc#: 1111816055 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 04/28/2011 03:12 PM Pg: 1 of 5</p> <p>(For Recorder Use Only)</p>
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THE GRANTOR, **Dorin Smalbergher** and **Daniela Smalbergher**, husband and wife, of the Village of Lincolnwood, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **ORIGIN CAPITAL DEBT FUND, LLC**, a Delaware limited liability company, the Real Estate situated in the County of Cook, in the State of Illinois, which is legally described on Exhibit A hereto.

**Commonly known as: 2807-11 W. Lawrence Avenue, Chicago, Illinois 60625**

**Permanent Index Number: 13-13-200-001-0000 and 13-13-200-002-0000**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

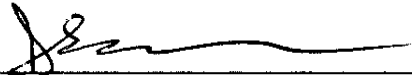
SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; and to general real estate taxes for 2010 and subsequent years not yet due or payable, unpaid and/or sold general real estate taxes for 2007, 2008 and 2009, and that certain Mortgage dated July 14, 2006, granted by Grantor in favor of MB Financial Bank, recorded with the Recorder of Deeds in Cook County, Illinois on August 31, 2006, as Document No. 06243020826 (the "**Mortgage**").

NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS WARRANTY DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE MORTGAGE AND THE MORTGAGE SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.

*[signatures appear on the following page]*

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DATED this 05 day of APRIL, 2011.



**DORIN SMALBERGHER**



**DANIELA SMALBERGHER**

Exempt from tax under 35 ILCS 200/31-45(i).



Attorney for Grantee

Date: April 27, 2011

This instrument was prepared by:

Thomas G. Moffitt  
Stahl Cowen Crowley Addis LLC  
55 West Monroe Street  
Suite 1200  
Chicago, IL 60603

Send Subsequent Tax Bills to:

Origin Capital Debt I Fund, LLC  
c/o Origin Capital Partners  
1122 N. LaSalle St.  
Chicago, IL 60610

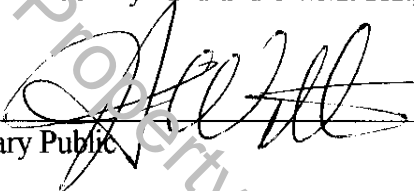
Office of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS    )  
  ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dorin Smalbergher**, personally known to me, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 05 day of APRIL, 2011.

  
\_\_\_\_\_  
Notary Public

Commission expires: 06/15/2013



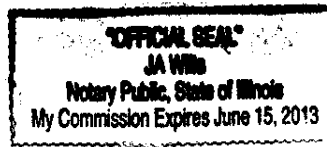
STATE OF ILLINOIS    )  
  ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Daniela Smalbergher**, personally known to me, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 05 day of APRIL, 2011.

  
\_\_\_\_\_  
Notary Public

Commission expires: 06/15/2013



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## EXHIBIT A

LOTS 30 AND 31 IN BLOCK 27 IN RAVENSWOOD GARDENS, A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHEAST ¼ AND THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 2807-11 W. Lawrence Avenue, Chicago, IL 60625

Permanent Index Number: 13-13-200-001-0000 and 13-13-200-002-0000

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Apr. 28, 2011

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 28 day of April, 2011  
Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date April 28, 2011

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 28 day of April, 2011  
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)