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**WARRANTY DEED
IN LIEU OF FORECLOSURE**
Statutory - Illinois

Doc#: 1115119074 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/31/2011 01:43 PM Pg: 1 of 4

THE GRANTOR

**CHRIS GENERAL CONSTRUCTION,
CORP.**
143 W. Prospect Avenue
Mount Prospect, Illinois 60056

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CHRIS GENERAL CONSTRUCTION, CORP., whose address is 143 W. Prospect Avenue, Mount Prospect, Illinois 60056 ("**Grantor**"), does hereby grant, convey and warrant to **METROPOLITAN BANK AND TRUST COMPANY, an Illinois banking corporation**, of 2201 W. Cermak Road, Chicago, Illinois 60608 ("**Grantee**")

the real property situated in Cook County, Illinois and legally described as follows (the "**Property**"):

LOT 17 IN BLOCK 3 IN HOLSTEIN, A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN(S): 14-31-103-016-0000

Commonly known as 2329 N. Medill Avenue, Chicago, Illinois 60647

This conveyance is being made subject to the following matters (collectively, the "**Permitted Exceptions**"): Mortgages made by Grantor in favor of Metropolitan Bank and Trust Company dated November 23, 2005 and March 31, 2008 and recorded December 12, 2005 and April 17, 2008 as Document No. 0534641014 and 0810849020, (the "**Mortgages**").

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance **shall not in any manner be deemed to be a merger** with or the extinguishment of the Mortgages or a satisfaction or extinguishment of the indebtedness secured thereby. The Mortgages and related security interests shall be and remain in full force and effect according to the terms thereof and continue to secure the indebtedness

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described therein, which indebtedness shall be unaffected by Grantee's acceptance of this conveyance.

The title to said Property is hereby warranted by Grantor against all persons whomsoever, subject to the Permitted Exceptions.

The actual possession of the Property has been surrendered and delivered to Grantee, subject to the rights of the parties in possession under the lease(s) and Grantor intends by this Agreement to vest title to the Property in Grantee and forever to estop and bar Grantor and Grantor's successors and assigns from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to the Property or any part thereof. In this regard, and in reliance upon this Agreement and all of Grantor's warranties and representations made herein, Grantee shall be entitled to exercise and enjoy all of the rights, responsibilities, powers and privileges of fee simple ownership of the subject property, including, without limitation, maintaining and improving the subject property as Grantee deems appropriate; selling or leasing the subject property at such time and on such terms, as Grantee deems appropriate; paying taxes and assessments levied against the subject property; and otherwise acting with respect to the subject property consistent with quiet enjoyment and ownership thereof by Grantee.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above written.

IN WITNESS WHEREOF, said **GRANTOR** has signed this instrument this 25 day of MAY, 2011.

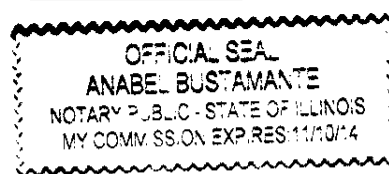
CHRIS GENERAL CONSTRUCTION, CORP.

By: *D. Miccierewic*
Its PRESIDENT

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Krzysztof Miccierewic, the President of CHRIS GENERAL CONSTRUCTION, CORP., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act.

Given under my hand and official seal, this 25 day of MAY, 2011.

Anabel Bustamante
NOTARY PUBLIC
Commission Expires: 11/10/14

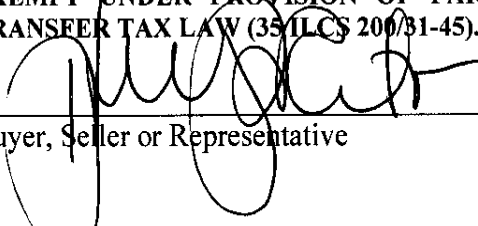


This instrument was prepared by and mail to: Martin & Karczas, Ltd, 161 N. Clark St., Suite 550, Chicago, IL 60601

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Send subsequent tax bills to: Send subsequent tax bills to: Metrobank, successor by merger with Metropolitan Bank and Trust Company, 2201 W. Cermak Road, Chicago, Illinois 60608

EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).



Buyer, Seller or Representative

5/27/11
Date

CONTACT PERSON:

Paul Gaughan
Metrobank, successor by merger with
Metropolitan Bank and Trust Company
2201 W. Cermak Road
Chicago, Illinois 60608
773-890-3559

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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.

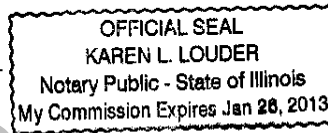
Dated: May 27, 2011

Signature: _____

Agent

Subscribed and sworn to before me by the said Agent
This 27th day of May, 2011.

Karen Louder
Notary Public



The grantee or his or her 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 and hold title to real estate under the laws of the State of Illinois.

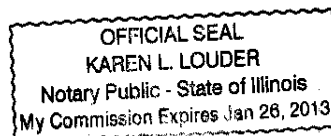
Dated: May 27, 2011

Signature: _____

Agent

Subscribed and sworn to before me by the said Agent
This 27th day of May, 2011.

Karen Louder
Notary Public



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.]