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Doc#: 1117333061 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2011 09:55 AM Pg: 1 of 5

PROCD1394

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WARRANTY DEED

CHECKERBOARD, INC., whose address is 1530 Stonegate Road, LaGrange, IL 60526 (Grantor), in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a Settlement Agreement of even date herewith (Settlement Agreement) between Grantors and State Bank of Countryside, an Illinois banking corporation ("Mortgagee"), whose address is 6734 Joliet Road, Countryside, IL 60525, and the release of Grantor, to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under a certain promissory note (Note) executed on June 27, 2008, in the principal sum of FIVE HUNDRED AND TWENTY FIVE THOUSAND DOLLARS (\$525,000.00), that two certain Mortgages securing said Note bearing even date thereof and recorded on July 2, 2008 as Document Nos. 081845230 and 0818435231, respectively, in Cook County, Illinois, Records (Mortgages) and other "Security Documents" as defined in the Settlement Agreement, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant, and convey to BSLB, LLC. ("Grantee"), an Illinois limited liability company, whose address is P.O. Box 16, Willow Springs, IL 60480, the real property commonly known as 5926 Melvina, 5927 Melvina, 5931 Melvina, 5926 Moody, 5930 Moody, 5926 Meade, Chicago, IL 60638 and located in the City of Chicago, County of Cook, State of Illinois, and legally described on Exhibit "A" attached hereto, together with all improvements thereon and easements and appurtenances thereto, subject only to the lien of the Mortgage and other Security Documents (collectively, Grantee's Loan Documents), unpaid real estate taxes for the years 2008 and thereafter, easements, restrictions, and other matters of record, matters disclosed by a current survey of the real property and the improvements thereon, and the rights of the parties in possession.

This Warranty Deed is an absolute conveyance and grant of all Grantor's right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having sold, granted, and conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advise, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or

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DONE AT CUSTOMER'S REQUEST

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written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above described real property and all improvements thereon easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

Grantor, Grantee and Mortgagee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereof and easements and appurtenances thereto conveyed pursuant to this Warranty Deed shall not merge with or extinguish the lien of Mortgagee's Loan Documents, or the interests of Grantee, Mortgagee, or their successors' or assigns' thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to Mortgagee's Loan Documents, and Mortgagee's Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereof and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of Mortgagee's Loan Documents shall be discharged by Mortgagee through a recorded written instrument.

The execution and delivery of this Warranty Deed is and shall be construed as Mortgagee's release of Grantor from any personal liability to the extent and as provided in the Settlement Agreement; provided, however, that the acceptance by Grantee of this Warranty Deed shall not prejudice, limit, restrict, or affect Grantee's, Mortgagee's, or their successors' and assigns' claims of priority under Grantee's Loan Documents over any other liens, charges, claims, or encumbrances of any kind whatsoever, or the validity and enforceability of Mortgagee's Loan Documents except as set forth herein.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the 1st
day of June, 2011.

GRANTOR:
Checkerboard, Inc.


By: Helen Junic, President

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STATE OF ILLINOIS)
COUNTY OF COOK) ss

On this 1st day of June 2011, before me appeared Checkerboard, Inc., through its President, Helen Jumi, to me personally known, who being by me duly sworn, did say that she is the President of Checkerboard, Inc., the corporation that executed the within document and acknowledge to me that the corporation executed the same as its own free act and will.

Given under my hand and official seal, this 1st day of June, 2011.

My Commission Expires: 3-30-13

[Handwritten Signature]

Notary Public

My Commission Expires:



ILLINOIS TRANSFER STAMP EXEMPT UNDER PROVISIONS OF PARAGRAPH L, UNDER 35 ILCS 200/31-45 PROPERTY TAX CODE.

Signed by Buyer, Seller, or Representative:

[Handwritten Signature]

Tax Statements for the real property described in this instrument should be sent to:

BSLB, LLC
P.O. Box 16
Willow Springs, IL 60480

This document was drafted by and is to be returned to:

Bradley P. Opfermann
BURKE & HANDLEY
5330 Main Street, Ste 200
Downers Grove, IL 60515

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LEGAL DESCRIPTION EXHIBIT A

LOTS 33, 34, 35, 36 AND 39 IN TYLER, LANGDON, MACKINZIE AND SAVANNAH'S SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17 AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1996 AS DOCUMENT NUMBER 96402837, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5927 Melvina, 5931 Melvina, 5926 Moody, 5930 Moody, 5926 Meade, Chicago, IL 60638

PIN: 19-17-304-035-0000, 19-17-304-036-0000, 19-17-304-037-0000, 19-17-304-038-0000, 19-17-305-030-0000.

Property of Cook County Clerk's Office

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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 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 5-26-11

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Helen Junic THIS 26th DAY OF May, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 6-14-11

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID agent THIS 14th DAY OF June, 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.]