

UNOFFICIAL COPY

EXHIBIT E

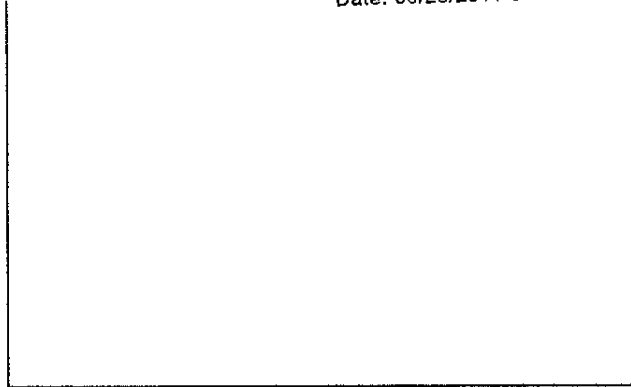


WARRANTY DEED

Doc#: 1117910063 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/28/2011 03:36 PM Pg: 1 of 4

**PREPARED BY AND AFTER RECORDING
RETURN TO:**

Ginsberg Jacobs LLC
300 South Wacker Drive, Suite 2450
Chicago, IL 60606
Attn: Joel V. Sestito



The above space for Recorder's Use Only

THIS WARRANTY DEED is made as of the 20 day of June, 2011, by Asbury Ridge, LLC, an Illinois limited liability company (the "Grantor"), having an address of 2042 North Clark Street, Suite 6N, Chicago, Illinois 60614, to PB IL OREO, LLC, an Illinois limited liability company (the "Grantee") having an address of 120 South LaSalle Street, Chicago, Illinois 60603.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

Execution, delivery and acceptance of this Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by The PrivateBank and Trust Company with the interest conveyed under this Warranty Deed. The PrivateBank and Trust Company, its successors and assigns shall retain and reserve the right to foreclose the lien of The PrivateBank and Trust Company's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Warranty Deed.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

CITY OF EVANSTON
EXEMPTION

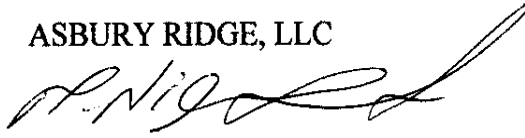
Edmund Malone
CITY CLERK

First American Title Order # 435747

UNOFFICIAL COPY

GRANTOR:

ASBURY RIDGE, LLC



Name:

Title:

P. NIAZMAND, member

STATE OF ILLINOIS)
COUNTY OF Cook) SS:

I, Donna Blavan, a notary public in and for the County and State aforesaid, do hereby certify that [MANOCHU MICHAEL], whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the limited liability companies and corporation, for the uses and purposes therein set forth.

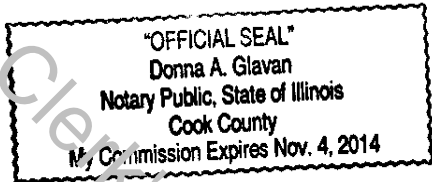
GIVEN under my hand and notarial seal this 20 day of June, 2011.

My Commission expires: Nov. 4, 2011

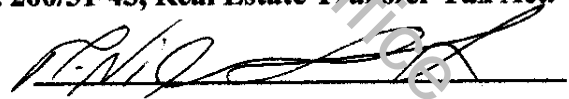
Donna A. Glavan
Notary Public

SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

PB IL OREO, LLC
120 South LaSalle Street
Chicago, Illinois 60603
Attn: _____



Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.



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EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOTS 1 AND 2 IN FINAL PLAT OF ASBURY RIDGE RESUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ASBURY RIDGE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0722115053, AS AMENDED FROM TIME TO TIME, IN PARTS OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:

11-18-325-020 Vol. 057 (Parcel 1)
11-18-325-021 Vol. 057 (Parcel 1)
11-18-325-028-1003 Vol. 057 (Parcel 2)

ADDRESSES OF PROPERTY:

1321-1323 Asbury Avenue, Evanston, Illinois 60201
(Parcel 1); and 1314 Ridge, Unit 3, Evanston, Illinois
60201 (Parcel 2)

Cook County Clerk's Office

UNOFFICIAL COPY STATEMENT BY GRANTEE AND GRANTEE

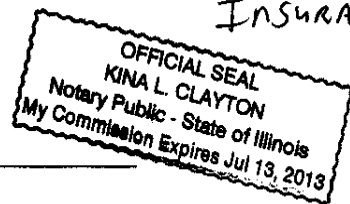
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 6/28/11

Signature Deborah Cross
Grantor or Agent
First American Title
Insurance Co.

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 28 DAY OF June
20 11.

NOTARY PUBLIC [Signature]



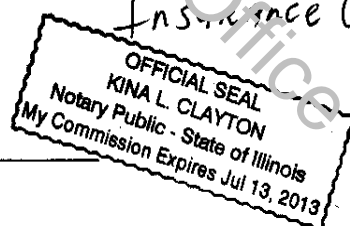
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 6/28/11

Signature Deborah Cross
Grantee or Agent
First American Title
Insurance Co.

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 28 DAY OF June
20 11.

NOTARY PUBLIC [Signature]



Note: Any person who knowingly submits a false statement concerning the identify 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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]