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1121744047

Doc#: 1121744047 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/05/2011 12:39 PM Pg: 1 of 7

[SPECIAL WARRANTY DEED]

RETURN TO:

Wheatland Title Guaranty Company
105 W. Veterans Pkwy
Yorkville, IL 60560

Recorded by: Wheatland Title Guaranty Company, 105 W. Veterans Pkwy Yorkville, IL 60560
WTG No. HC- 2010-00-25607

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 11th day of July, 2011, between GCP GROUP INCORPORATED, an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and OLD SECOND NATIONAL BANK, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to Old Second National Bank pursuant to (i) that certain Mortgage made by Grantor and recorded on December 28, 2006, in the Cook County, Illinois Recorder's Office as Document No. 0636246023; and (ii) that certain Mortgage made by Grantor and recorded on December 28, 2006 in the Recorder's Office as Document No. 0636246025 shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain separate, distinct and continuing liens and security interests

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as therein provided. Grantor hereby agrees that it shall not be released from personal liability for the indebtedness secured by the foregoing except as may be separately provided in a written agreement executed by Old Second National Bank in favor of Grantor.

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

THIS TRANSACTION IS
EXEMPT UNDER THE
PROVISIONS OF the Real Estate
Transfer Tax Law 35 ILCS 200/31-
45, sub-paragraph L

Dated: July, 2011

GRANTOR:

GCP Group Incorporated, an Illinois corporation

By: [Signature]
Name: [Signature]
Title: [Signature]

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)

)

) ss.

ACKNOWLEDGMENT

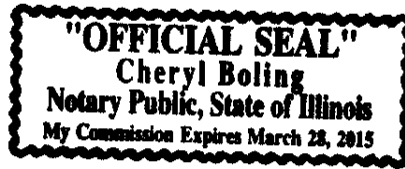
COUNTY OF Cook)

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gregory Duff, personally known to be the July 7 of GCP Group Incorporated, an Illinois corporation, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 7th day of July, 2011.

Cheryl Boling
Notary Public



This instrument was prepared by:

Gary L. Plotnick
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

AFTER RECORDING MAIL TO:

GARY L. PLOTNICK
THOMPSON COBURN LLP
55 E. MONROE ST - 37th FL
CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

OLD SECOND NATIONAL BANK
37 S. RIVER STREET
AURORA, IL 60506
ATTN: JANET MUTZ

HC-2600-25607

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 IN GREGORY SUBDIVISION ALSO BEING KNOWN AS THE SOUTH 50 FEET OF THE EAST 132 FEET OF LOT 21 IN ROBERTSON'S THIRD ADDITION TO MIDLOTHIAN, A SUBDIVISION OF THE EAST 1353 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 28-11-322-037-0000

COMMON ADDRESS: 15058 SOUTH LAWNDALE, MIDLOTHIAN, IL 60445



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp

1065

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EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 2010, 2ND INSTALLMENT.
2. Any discrepancies or conflicts in boundary lines any shortages in area, or any encroachment or overlapping of improvements.
3. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
4. A Mortgage dated November 8, 2006 and recorded December 28, 2006 as Document Number 0636246023, made by GCP Group Incorporated, an Illinois corporation to Heritage Bank, to secure a note in the amount of \$4,500,000.00, recorded in the Cook County Recorder's Office.
5. An Assignment of Rents dated November 8, 2006 and recorded December 28, 2006 as Document Number 0636246024, made by GCP Group Incorporated to Heritage Bank, recorded in the Cook County Recorder's Office.
6. A Mortgage dated November 8, 2006 and recorded December 28, 2006 as Document Number 0636246025, made by GCP Group Incorporated, an Illinois corporation to Heritage Bank, to secure a note in the amount of \$750,000.00, recorded in the Cook County Recorder's Office.
7. An Assignment of Rents dated November 8, 2006 and recorded December 28, 2006 as Document Number 0636246026, made by GCP Group Incorporated to Heritage Bank, recorded in the Cook County Recorder's Office.
8. Building setback line of 25 feet from the East lot line and 15 feet from the South lot line as shown on the plat of subdivision recorded May 15, 2003 as Document Number 0313519221.
9. Rights or claims of tenants under unrecorded leases, and or claims of other parties in possession.

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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 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.

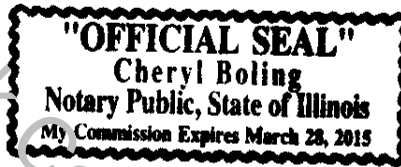
Dated: July 7, 2011

GCP GROUP INCORPORATED,
an Illinois corporation

By: [Signature]
Name: [Signature]
Its: [Signature]

Subscribed and sworn to before me
by said agent this 7th day
of July, 2011.

[Signature]
Notary Public



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: July 12, 2011

OLD SECOND NATIONAL BANK

By: [Signature]
Name: J. HURTZ
Its: VP

Subscribed and sworn to before me
by said agent this 12th day
of July, 2011.

[Signature]

