

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED DEED IN LIEU OF FORECLOSURE

THE GRANTOR, KB Development & Remodeling Inc., an Illinois corporation, of Cook County, of State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other and valuable consideration in hand paid, CONVEYS AND WARRANTS TO THE GRANTEE, BSLB, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:



Doc#: 1125744090 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2011 02:41 PM Pg: 1 of 4

LOTS 19 AND 20 IN BLOCK 4 IN FISHER AND MILLER'S ARGO SUBDIVISION OF SUMMIT, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING SOUTHEAST OF CENTER OF ARCHER ROAD IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 7449 West 57<sup>th</sup> Place, Summit, Illinois 60501.

Permanent Index No.(s): 18-13-220-001-0000 and 18-13-220-002-0000.

This deed is an absolute conveyance of all of Grantor's right, title, and interest in, to and on the above-described real estate and is not intended as a mortgage, trust conveyance or security of any kind. Grantor and Grantee declare that Grantor is in material default of its obligations to the Grantee. Grantor conveys the above-described real estate through this deed, which is freely and voluntarily given and further acknowledge that it has waived any and all rights including, without limitation, redemption rights and cure rights permitted by law.

Grantor and Grantee declare that it is their intention that the interests of Grantee in the above-described real estate as Grantee under this deed and as mortgagor under the following described security instrument be conveyed to Grantee:

Mortgage dated March 12, 2007, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on March 21, 2007, as Document Number 0708011001.

And such mortgage shall not merge into the interest granted herein and the liens of said mortgage shall remain in full force and effect until specifically released.

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This deed is given in lieu of initiating and completing foreclosure proceedings; no declaration of value or transfer tax is required.

The Grantor does hereby covenant with said Grantee and its successors in interest to warrant and defend said premises against the lawful claims of all persons claiming by, through and under them.

Effective as of August 15, 2011

KB Development & Remodeling, Inc., an Illinois corporation

Adam Szczypta

By: Adam Szczypta  
Its: President

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 Adam Szczypta personally appeared before me, and is known to be the President of KB Development & Remodeling, Inc., that he executed the foregoing instrument as his free and voluntary act, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute said instrument.

GIVEN under my hand and official seal, this 15<sup>th</sup> day of August, 2011

Andrew Gofis  
NOTARY PUBLIC



Commission expires 02-06, 2012

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This instrument was prepared by: Deutsch, Levy & Engel, Chartered  
225 West Washington Street  
Suite 1700  
Chicago, Illinois 60606

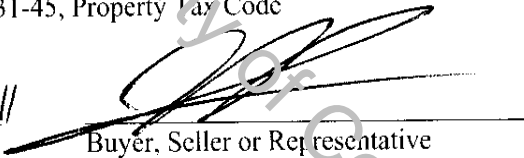
Mail to: Deutsch, Levy & Engel, Chartered, Attention: Robert S. Strauss and Kenneth S. Strauss (SBOC 11-704), 225 West Washington Street, Suite 1700, Chicago, Illinois 60606.

Send Subsequent Tax Bills to: BSLB, LLC, 6734 Joliet Road, Countryside, Illinois 60525.

Exempt under provisions of Paragraph L  
Section 31-45, Property Tax Code

8/25/11

Date

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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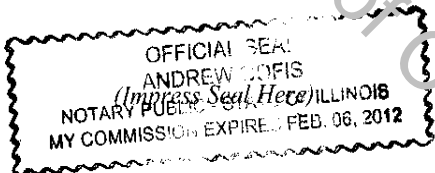
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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: 8/16/2011

Signature: *Adam Szczypta*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



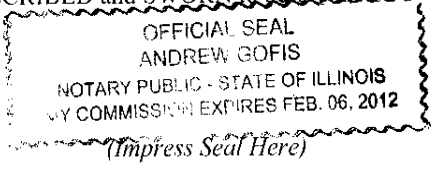
*Andy Gofis*  
Notary Public

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.

Date: 8/25/2011

Signature: *[Signature]*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



*Andy Gofis*  
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 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 Act.]