

UNOFFICIAL COPY



Doc#: 1127322046 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/30/2011 11:10 AM Pg: 1 of 6

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

Courtney E. Mayster
MUCH *SHELIST*
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

The above space for Recorder's Use Only

THIS WARRANTY DEED is made as of the 26TH day of ~~September~~ September 2011, by **E & AA VENTURE, LLC**, an Illinois limited liability company (the "Grantor"), having an address of 616 Glenwood Lane, Glenview Illinois 60025, 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.

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

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

UNOFFICIAL COPY

EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

LOTS 55 THROUGH 58 BOTH INCLUSIVE IN EDGARD S. OWENS LINCOLN AND DEVON AVENUE SUBDIVISION OF BLOCK 4 IN ENDERS AND MUNO'S SUBDIVISION OF PART OF SOUTH EAST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PINS:

10-35-420-035-0000

10-35-420-036-0000

10-35-420-037-0000

ADDRESS OF PROPERTY:

3450-58 WEST DEVON

LINCOLNWOOD, ILLINOIS 60712

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B" TO WARRANTY DEED

Exceptions as shown on Schedule B of Chicago Title Insurance Company Commitment No. 1401 008839696 dated August 16, 2011.

Property of Cook County Clerk's Office


A large, bold, handwritten signature in black ink, consisting of several stylized, overlapping loops and strokes, is positioned in the center of the page. The signature is written over a diagonal watermark that reads "Property of Cook County Clerk's Office".

UNOFFICIAL COPY

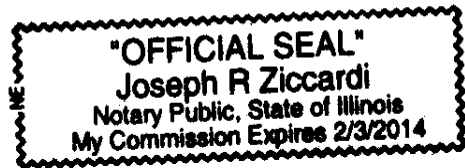
STATEMENT BY GRANTOR AND GRANTEE

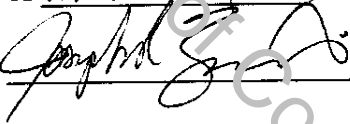
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to the real 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 9/26/11

Signature: 
Grantor or Agent

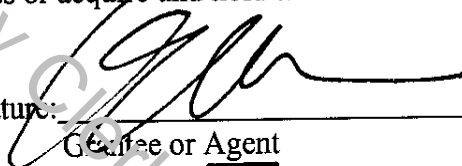
Subscribed and sworn to before me by the said GRANTOR this 26th day of SEPTEMBER, 2011.



Notary Public: 

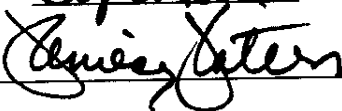
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9.26.11

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 28 day of SEPTEMBER, 2011.



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

VILLAGE OF LINCOLNWOOD CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES OWED THE VILLAGE

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: E & AA Ventura, LLC

Mailing Address: 3450 - 58 W. Devon

Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 3450 - 58 W. Devon

Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-420-035; 10-35-420-036; 10-35-420-037

Water Account Number: 104249-0000; 005392-0000; 005387-0000

Date of Issuance: 09/28/11

State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

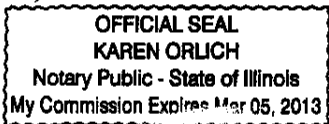
This instrument was acknowledged before me
on 9/28/11, by Karen Orlich.

By: Robert J. Merkel

Robert J. Merkel
Finance Director

Karen Orlich

(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.