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This Instrument Prepared By
and Upon Recordation Return
To:



Doc#: 1127334069 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/30/2011 02:53 PM Pg: 1 of 6

Jay R. Goldberg
Field and Goldberg, LLC
10 South LaSalle Street, Suite 2910
Chicago, Illinois 60603

TRUSTEE'S DEED IN LIEU OF FORECLOSURE

This is a deed in lieu of foreclosure pursuant to Section 15-1401 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1401).

Standard Bank and Trust Company, Successor Trustee to BankChicago, Successor Trustee to East Side Bank and Trust Company, as Trustee under Trust Agreement dated August 21, 1992 and known as Trust Number 1655 ("Grantor"), in consideration of the payment of Ten Dollars and No Cents (\$10.00) and the release of Grantor from personal liability for a money judgment or deficiency judgment under that certain (i) Balloon Note dated April 30, 2003, in the original principal sum of Three Hundred Forty Thousand Dollars and No Cents (\$340,000.00) (and as amended from time to time referred to herein as the "Balloon Note"); (ii) First Amendment to Loan Documents dated June 1, 2008 and recorded on July 14, 2008 as document number 0819629005 (the "Balloon Note Amendment") in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office"); (iii) Mortgage dated April 30, 2003 and recorded on May 16, 2003 as document number 0313607000 in the Recorder's Office (the "Balloon Note Mortgage"), which Balloon Note Mortgage secures the Balloon Note and the Balloon Note Amendment, (iv) 5-Year Eagle Equity dated April 30, 2003, in the original principal sum of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) (and as amended from time to time referred to herein as the "Eagle Equity"), (v) First Amendment to Loan Documents dated May 15, 2008 and recorded on July 18, 2008 as document number 0820018004 in the Recorder's Office (the "First Amendment"), (vi) Mortgage dated April 30, 2003 and recorded on May 16, 2003 as Document No. 0313607001 in the Recorder's Office (the "Eagle Equity Mortgage"), which Eagle Equity Mortgage secures the Eagle Equity and First Amendment, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby Convey to FE Development III, LLC, an Illinois limited liability company ("Grantee"), its successors and assigns, whose address is 1040 East Lake Street, Hanover Park, Illinois 60133, all the following described real estate situated in the County of Cook, State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and hereby incorporated by reference.

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This Trustee's Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements thereon and appurtenances thereto to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being satisfaction of all obligations secured by the Balloon Note, Balloon Note Amendment, Balloon Note Mortgage, Eagle Equity, First Amendment and Eagle Equity Mortgage executed by Grantor and any other parties.

Grantor further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of its own selection, and that there are no agreements, oral or written, other than this Trustee's Deed between Grantor and Grantee and that certain Agreement to Tender and Accept Deed in Lieu of Foreclosure (and all documents referred to therein and executed in connection therewith) between Grantor and Grantee dated as of the date hereof, with respect to the above-described real property and all improvements thereon and appurtenances thereto. Grantor further acknowledges fair and adequate consideration has been given for its waiver of all redemption and cure rights permitted by law. Grantor and Grantee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereon and appurtenances thereto conveyed pursuant to this Trustee's Deed and the lien of the Balloon Note Mortgage and Eagle Equity Mortgage securing Grantee, its successors and assigns, shall not merge, and that the above-described real property and all improvements thereon and appurtenance thereto conveyed pursuant hereto shall remain subject to the Balloon Note Mortgage and Eagle Equity Mortgage and shall remain in full force and effect until released of record.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

(signatures contained on next page)

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IN WITNESS WHEREOF, Grantor has hereunto set its hands and seals this
28th day of September, 2011.

GRANTOR:

**EXCULPATORY CLAUSE ATTACHED
HERE TO AND MADE A PART HERE OF**

STANDARD BANK AND TRUST COMPANY,
SUCCESSOR TRUSTEE TO BANKCHICAGO,
SUCCESSOR TRUSTEE TO EAST SIDE BANK AND
TRUST COMPANY, AS TRUSTEE UNDER TRUST
AGREEMENT DATED AUGUST 21, 1992 AND KNOWN
AS TRUST NUMBER 1655

NOTARY ATTACHED

By: Patricia Ralphson
Patricia Ralphson, AVP & TO

Attest: Donna Diviero
Donna Diviero, ATO

Grantee's name: FE Development III, LLC
Contact person name: Rose Wageman
Mailing address: 1040 East Lake Street, Hanover Park, Illinois 60133
Telephone number: (630) 893-0062

Mail Tax Bills To:

FE Development III, LLC
1040 East Lake Street
Hanover Park, Illinois 60133

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT
SECTION 200/31-45, PARAGRAPH L & COOK COUNTY
ORDINANCE 95104, PARAGRAPH M

DATE: 9/30/11 Sign [Signature]

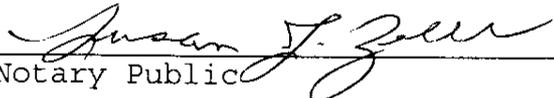
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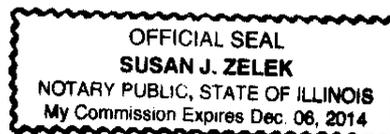
This DOCUMENT is executed by STANDARD BANK & TRUST COMPANY, not personally but as Trustee under Trust No. 1655 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said Document (all such liability if any, being expressly waived by the parties hereto and their respective successors and assigns) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said Document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely hold legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In the event of conflict between the terms of this rider and of the agreement to which it is attached, on any questions of apparent liability or obligation resting upon said Trustee, the provisions of this rider shall be controlling.

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Patricia Ralphson of STANDARD BANK & TRUST COMPANY and Donna Diviero of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & TO and ATO respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said ATO did also there and there acknowledge that he/she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposed therein set forth.

Given under my hand and Notarial Seal this 28th day of September, 2011.


Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

LOT 8 IN BLOCK 1 IN J. B. NELLAGER'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 1431 Brassie Avenue, Flossmoor, Illinois 60422

Permanent Index Number: 31-12-212-008-0000

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

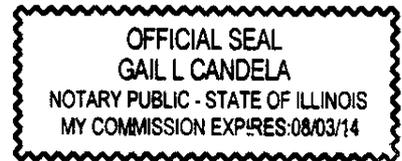
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest/collateral assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do 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: 9-30-11

Signature: [Handwritten Signature]
grantor or agent

Subscribed and sworn to before me by the said grantor or agent of grantor this 30th day of September, 2011.

Notary Public: Gail L Candela



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest/collateral 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: 9-30-11

Signature: [Handwritten Signature]
grantee or agent

Subscribed and sworn to before me by the said grantee or agent of grantee this 30th day of September, 2011

Notary Public: Gail L Candela



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.