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WARRANTY DEED

Melvin L. Gerber and Myrna M. Gerber, husband and wife, whose address is 9655 Woods Drive, Unit 1811, Skokie, IL 60077 in consideration of the payment of \$10.00 and the release of Grantors from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on 5/14/06 in the principal sum of \$ 481,200.00, and that certain Mortgage securing the Note of even date and recorded on

10/5/06 as Document No. 0627805017 in the Office of the Cook County Recorder of Deeds (the "Mortgage"), and for other good and valuable consideration received, the adequacy and sufficiency of which are acknowledged, does convey and warrant to **BankUnited**, (the "Grantee"), its successors and assigns, the real property located in the County of Cook, State of Illinois, as described below, together with all improvements and appurtenances:

UNIT 1811, PARKING SPACE p-562 AND p-563 IN OPTIMA OLD ORCHARD WOODS OAK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; PART OF LOT 2 IN OLD ORCHARD WOODS SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 10, 2006 AS DOCUMENT 0604139025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

P.I.N. 10-09-304-031-1178; 10-09-304-031-1360; 10-09-304-031-1361
COMMON ADDRESS: 9655 Woods Drive, Unit 1811, P-562, P-563
Skokie, Illinois 60077

Grantors warrant the title to the property subject only to the Mortgage and other security documents executed in connection with the Mortgage in favor of Grantee, general real estate taxes yet due and payable and subsequent years, and easements, restrictions, and other matters of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantors having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for a fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantors.



1132644096

Doc#: 1132644096 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/22/2011 03:38 PM Pg: 1 of 4

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 98
EXEMPT Transaction
Skokie Office 11/8/11

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Grantors further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of Grantors own selection. There are no agreements, oral or written, other than this Warranty Deed (and other documents executed in connection with this transfer) between Grantors and Grantee with respect to the above-described real property, together with all improvements and appurtenances.

Grantors further acknowledge that fair and adequate consideration has been given for Grantors' waiver of all redemption and cure rights permitted by law.

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance shall not in any manner be deemed to be a (a) waiver by Grantee of its claim of priority under the Mortgage or (b) merger with or the extinguishment of the Mortgage hereinbefore described, wherein the Grantor is the Mortgagor and Grantee is the Mortgagee, which said Mortgage and underlying indebtedness shall be and remain in full force and effect according to the tenor of said instrument. The recording of this Deed shall not affect or prejudice in any way the rights of Grantee as Lender to foreclosure the Mortgage by judicial proceedings or otherwise. The Mortgage and the lien imposed by the Mortgage shall, in all respects, survive the recording of this Deed and shall not result in or be deemed in any way to result in a merger of the interest of Grantee as Lender under the Mortgage and the interest of Grantee as fee holder of the property to be conveyed hereunder. Such interests shall at all times remain separate and distinct with the Mortgage remaining a valid and continuous lien on the property to be conveyed hereunder until and unless the lien is released of record by Lender.

Grantors have executed this Warranty Deed on September 23, 2011

GRANTORS

Melvin L. Gerber
MELVIN L. GERBER

Myrna M. Gerber
MYRNA M. GERBER

STATE OF Illinois)
) SS:
COUNTY OF Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that MELVIN L. GERBER , personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of September, 2011.

[Signature]
Notary Public Commission expires: 12-1-14



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Name and address of Preparer:

Kluever & Platt, LLC
65 E. Wacker Place, Suite 2300
Chicago, Illinois 60632

Name and address of Grantee for
tax billing purposes:

BANKUNITED
7815 NW 148 Street
Miami Lakes, Florida 33016

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 10-25-11

Vickie Wankat

Signature of 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 title to real estate under the laws of the State of Illinois.

Dated November 22, 2011

Signature: *Vickie Wankat*
Grantor or Agent

Subscribed and sworn to before me
By the said *Vickie Wankat*
This 22nd day of November, 2011
Notary Public *Areli Arrez*



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 title to real estate under the laws of the State of Illinois.

Date November 22, 2011

Signature: *Vickie Wankat*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 22nd day of November, 2011
Notary Public *Areli Arrez*



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