

# UNOFFICIAL COPY

WARRANTY DEED  
IN LIEU OF FORECLOSURE  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY



Doc#: 1136339079 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2011 01:13 PM Pg: 1 of 4

Preparer File: Diamond Ashland Columbia

THE GRANTOR, Ashland Columbia, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of dismissal of foreclosure suit waiving all deficiencies in case no.: 2010 CH 11226, pending in the Circuit Court of Cook County, IL, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Diamond Bank, FSB, of 1051 Perimeter Dr. Schaumburg, IL 60173 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public <sup>any and all condominium assessments;</sup> and utility easements and roads and highways; party wall rights and agreements; existing leases and tenancies; general taxes for the year 2010 and subsequent years; judgment in favor of Columbia Parc Condominium Association against Ashland Columbia, L.L.C. for \$14,618.98, in case no.: 2010 M1 700312, recorded on 07/23/2010 as document no.: 1020439053.

Permanent Real Estate Index Number(s): 11-31-408-201-1009 11-31-408-021-1010  
11-31-408-021-1013 11-31-408-021-1015  
11-31-408-021-1018

Address(es) of Real Estate: 1620 -22 W. Columbia Ave. Units 1620-1S, 1620-2S, 1620-2N, 1620-3S, 1622-3S  
Chicago, IL 60626

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof.

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of Illinois statutes, as applicable, permitting deeds in lieu of foreclosure.

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full



First American  
Title Insurance Company

Warranty Deed - LLC

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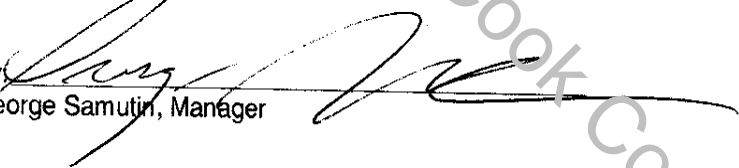
satisfaction of the obligations secured by the following documents all recorded in the Office of the Cook County, IL Recorder of Deeds all executed by Ashland Columbia, L.L.C., as Mortgagor, all to Diamond Bank, FSB, as mortgagee: Mortgage recorded on July 7, 2007 as document no.: 072064170; Modification of Mortgage recorded on January 8, 2008 as document no.: 0900829091; an Assignment of Rents dated July 19, 2007 and recorded on July 25, 2007 as document no.: 0720649171; and a Modification of the Assignment of Rents recorded on January 8, 2009 as document no.: 0900829091.

**Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than the Contract To Accept Deed In Full Satisfaction Of Debt and this deed between grantor and grantee with respect to said land**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

23<sup>rd</sup> day of December, 2011.

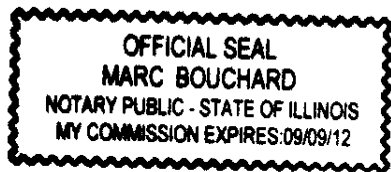
Ashland Columbia, LLC

By:   
George Samutin, Manager

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that George Samutin, personally known to me to be the Manager of the Ashland Columbia, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such George Samutin signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 23<sup>rd</sup> day of December, 2011.



  
Notary Public

Prepared by:  
Steven A. Grossman, Attorney at Law  
17 N. State St. #990  
Chicago, IL 60602



First American  
Title Insurance Company

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A POLICY ISSUING AGENT OF  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. GN-1112-00220

## SCHEDULE A (continued)

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNITS 1620-1S, 1620-2S, 1620-2N, 1622-GS AND 1622-3S IN THE COLUMBIA PARK CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0614216011

AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY, PROPERTY IS COMMONLY KNOWN AS: 1620-22 W. COLUMBIA, UNITS 1620-1S, 1620-2S, 1620-2N, 1622-GS AND 1622-3S, CHICAGO, IL 60626

PINS: 11-31-408-021-1009; 11-31-408-021-1010; 11-31-408-021-1013; 11-31-408-021-1015;  
11-31-408-021-1018

Property of Cook County Clerk's Office



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## First American

First American Title Insurance Company  
27775 Diehl Road  
Warrenville, IL 60555

### STATEMENT BY GRANTOR AND GRANTEE

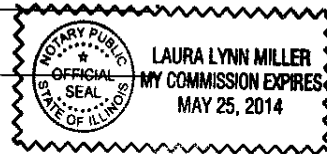
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/29/2011

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Steven A. Grossman affiant  
this 29th day of December, 2011

Notary Public [Handwritten Signature]



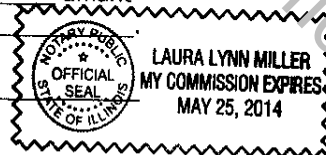
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/29/2011

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Steven A. Grossman affiant  
this 29th day of December, 2011

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)