



Doc#: 1209312018 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/02/2012 08:46 AM Pg: 1 of 5

1 all

PRO001724

This space is for recording information only.

WARRANTY DEED (CORPORATION)

Galtee Homes, Inc, an Illinois corporation, whose address is 5238 North Nicholas Court, Oak Forest, IL 60452 ("Grantor"), in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Agreement for Deed in Lieu of Foreclosure) between Grantor and BSLB LLC, a Limited Liability Company, whose address is PO Box 16 Willow Springs, IL 60480 ("Grantee"), under that certain promissory note (Note) executed on March 6, 2006, in the principal sum of Three Hundred Seventy-five Thousand Dollars (\$375,000.00) that certain Mortgage securing said Note bearing even date thereof and recorded on March 17, 2006 as Document No. 0607642218 in Cook County, Illinois, Records (Mortgage) and other ("Security Documents") as defined in Settlement Agreement, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant, and convey to Grantee the real property commonly known as Lots 42 and 43 in Castle Dargan Lakes Subdivision, located in the Country Club Hills, County of Cook, State of Illinois, and legally described on Exhibit "A" attached hereto, together with all improvements thereon and easements and appurtenances thereto, subject only to the lien of the Mortgage and other Security Documents (collectively, Grantee's Loan Documents), unpaid real estate taxes, easements, restrictions, and other matters of record, matters disclosed by a current survey of the real property and the improvements thereon, and the rights of the parties in possession.

This Warranty Deed is an absolute conveyance and grant of all Grantor's right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantors having sold, granted, and conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advise, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above described real property and all improvements thereon easements and appurtenances thereto described above;

DEM 4/2/12  
CITY OF COUNTRY CLUB HILLS  
EXEMPT  
REAL ESTATE TRANSFER TAX

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BOX 333-CP

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and (c) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

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 thereof and easements and appurtenances thereto conveyed pursuant to this Warranty Deed shall not merge with or extinguish the lien of Grantee's Loan Documents, or the interests of Grantee or its successors' or assigns' thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to Grantee's Loan Documents, and Grantee's Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereof and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of Grantee's Loan Documents shall be discharged by Grantee through a recorded written instrument.

The execution and delivery of this Warranty Deed is and shall be construed as Grantee's release of Grantor from any personal liability to the extent, if any and as provided in the Settlement Agreement; provided, however, that the acceptance by Grantee of this Warranty Deed shall not prejudice, limit, restrict, or affect Grantee's or its successors' and assigns' claims of priority under Grantee's Loan Document over any other liens, charges, claims, or encumbrances of any kind whatsoever, or the validity and enforceability of Grantee's Loan Documents except as set forth herein.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized officer as of the 21 day of Nov, 2011.

**GRANTOR:**  
Galtee Homes, Inc

By: *James O'Neill*

Its: President

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## EXHIBIT A

Lots 42 and 43 in Castle Dargan Lakes Estates, being a subdivision of Lot 2 and part of Lots 5, 8 and 9 in Marycrest, being a Subdivision of part of the Northeast  $\frac{1}{4}$  and part of the Southeast  $\frac{1}{4}$  of Section 4, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded August 5, 2005 as Document Number 0521719050, in Cook County, Illinois.

Commonly known as: <sup>Vacant Land</sup> Lots 42 and 43 in Castle Dargan Lakes Subdivision, Country Club Hills, IL 60478

P.I.N.: 31-04-414-016-0000 and 31-04-414-017-0000

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## STATEMENT BY GRANTOR AND GRANTEE

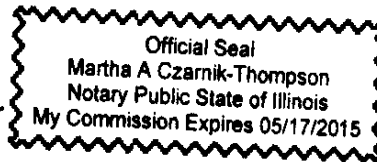
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: November 21, 2011

Signature: *Martha A. Czarnik-Thompson*  
Grantor or Agent

Subscribed and sworn to before me by  
the said GRANTOR  
this 21 day of November, 2011

*Martha A. Czarnik-Thompson*  
Notary Public



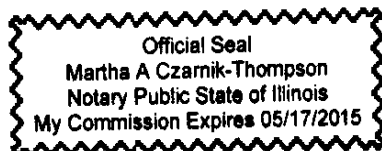
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 21, 2011

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by  
the said GRANTEE  
this 21<sup>ST</sup> day of November, 2011

*Martha A. Czarnik-Thompson*  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]