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PREPARED BY:
RETURN AFTER RECORDING:

Doc#: 1229822004 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/24/2012 08:27 AM Pg: 1 of 3

Joel A. Stein
Deutsch Levy & Engel, Chtd.
225 W. Washington Street
Suite 1700
Chicago, IL 60606
(312) 346-1460
stein@dlec.com

CT-11-11-912-007
ALINT 10/24

DEED IN LIEU OF FORECLOSURE

ADDISON ASHLAND THC, L. L. C., an Illinois limited liability company ("Grantor"), whose address is 910 W Chicago Ave., Suite 101, Chicago, Illinois 60642, in consideration of the payment of \$10.00 in hand paid, the release of Grantor from personal liability on the Promissory Notes (the "Notes") secured by that certain mortgage (the "Original Mortgage") dated June 29, 2006, made by Grantor in favor of Palos Bank and Trust Company ("Palos") and recorded with the Cook County Recorder of Deeds as Document No. 0618726306, as modified by that certain Modification of Mortgage (the "Modification") dated January 2, 2008, by and between Grantor and Palos (the Original Mortgage, as modified by the Modification, being herein called the "Mortgage"), and the release of the guarantor of the Notes from all personal liability with respect to the guarantees of said Notes, and for other good and valuable consideration, as set forth in that certain Settlement and Release Agreement (the "Settlement Agreement"), dated October 3, 2012, by and among Grantor, First Midwest Bank, an Illinois banking corporation, as successor in interest to Palos ("First Midwest"), and other parties, the adequacy and sufficiency of which are hereby acknowledged, does convey and quit claim to First Midwest's nominee, SYNERGY PROPERTY HOLDINGS, LLC, an Illinois limited liability company ("Grantee"), whose address is One Pierce Place, Suite 1500, Itasca, Illinois 60143, the real property located in the County of Cook, State of Illinois, legally described in Exhibit A attached hereto and made a part hereof, hereafter and commonly known as 3511, 3535 and 3547 N. Ashland Avenue, Chicago, Illinois, together with all improvements and appurtenances.

Grantor further declares that this conveyance is freely and fairly made with the advice of legal counsel of its own selection.

This Deed in Lieu of Foreclosure (this "Deed") is made pursuant to and in accordance with 735 ILCS 5/15-1401, entitled "Deed in Lieu of Foreclosure." This Deed shall not effect a merger of First Midwest Bank's interest as mortgagee under the Mortgage and Grantee's interest derived from this instrument. The real property conveyed by this Deed, together with all improvements and appurtenances, shall remain subject to the Mortgage, and the Mortgage shall remain in full force and effect until released of record.

[Handwritten signature]

10-19-12
1
[checkmark]

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Grantor has executed this Deed in Lieu on this 3rd day of October, 2012.

GRANTOR:

ADDISON ASHLAND THC, L. L. C., an Illinois limited liability company

By: McHugh Development & Construction, Incorporated, an Illinois corporation
Its Manager, a Nevada

By: Paul L. McHugh
Paul L. McHugh
Its: President



REAL ESTATE TRANSFER		10/23/2012
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

14-20-300-031-0000 | 20121001600849 | 49ET3C

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH 11 SECTION 11 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 11 SECTION 11 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

10/3/12 Date
Buyer, Seller or Representative

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

REAL ESTATE TRANSFER		10/23/2012
 	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

14-20-300-031-0000 | 20121001600849 | S4BVB3

I, Beth LaSalle, a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that Paul L. McHugh, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as President of McHugh Development & Construction, incorporated, an Illinois corporation, Manager of ADDISON ASHLAND THC, LLC, appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and the free and voluntary act of Addison Ashlan THC, LLC, for the uses and purposes set forth herein.

Given under my hand and notarial seal as of this 3rd day of October, 2012.

Beth LaSalle My Commission Expires: 2-26-13
Notary Public

Forward Future Tax Bills to:

SYNERGY PROPERTY HOLDINGS, LLC
ONE PIERCE PLACE, SUITE 1500
ITASCA, IL 60143



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Exhibit A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOTS 18, 19 AND 20 (EXCEPTING FROM EACH OF SAID LOTS THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20) DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 18 WITH THE EAST LINE OF ASHLAND AVENUE AS WIDENED; THENCE SOUTH ALONG SAID WIDENED LINE OF ASHLAND AVENUE TO A POINT WHICH IS 4.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE EAST 77.38 FEET TO A POINT WHICH IS 4.56 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE NORTH 4.08 FEET; THENCE EAST 29.41 FEET TO A POINT IN THE EAST LINE OF SAID LOT 20 WHICH IS 0.45 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 20, 19, AND 18 TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 18 TO THE POINT OF BEGINNING, ALL IN BLOCK 4 IN LANE PARK ADDITION TO LAKE VIEW IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20, TAKEN FOR WIDENING NORTH ASHLAND AVENUE) IN BLOCK 4 IN LANE PARK ADDITION TO LAKE VIEW IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: LOTS 15, 16, AND 17 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN BLOCK 4 IN LANE PARK ADDITION OF LAKE VIEW IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 3511, 3535 and 3547 N. Ashland Avenue
Chicago, Illinois 60622 *ms*

PINs: 14-20-300-031-0000
14-20-300-032-0000
14-20-300-033-0000