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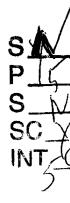
	123311301		
Recording requested by and when recorded return to	Doc#: 1233116010 Fee: \$72 Eugene "Gene" Moore RHSP Fee:\$1 Cook County Recorder of Deeds Date: 11/26/2012 10:29 AM Pg: 1 o	Asset No. 100077802	46
Behzad Raghian			
413 Custer Avenue	And the second of the second o		
Evanston, IL 60202			
	space	above this line for Recorder's us	e only
	QUITCLAIM D	EED	
, O [×]	(Without Covenant, Represent		
70	(Without Covenant, Represent	ation, or warranty	
Cy	Ćx .		
STATE OF ILLINOIS	8		
	0.8		
COUNTY OF COOK	§		
	(1)		
	RECITALS	S	
	0/		
WHEREAS, Indy	mac Federal Bank		
(the "Institution") acquir	ed the Property by that ceruan Ju	udicial Sale Deed	dated
February 21, 2011	and recorded in Volume	, Page	of the records of
Cook Cook	County, Illinois	on February 23, 2011	; and
COOK	_ County,	4	
of numbers shall	nstitution was closed by Office of	of the Comparoller of Currency	on
Z-1	, and the Federal Deposit Insu	rance Corporation (the "FDIC") was appointed
July 11, 2008			
as receiver for the Institu	tion (the "Receiver"); and	T	
WHEREAS, as a	201 11 121150	1931/AVOYAVIL the Reservers	succeeded to all of
WHEREAS, as a	matter of federal law, 12 U.S.C. §	1021(d)(2)(A)(i), the Reserva	
the right, title, and interest	t of the Institution in and to, amon	g other things, the Property.	
V >			Ol Tayon Street
NOW, THEREFO	ORE, the Receiver (hereinafter, "	'Grantor"), whose address is 10	OI Eyan Sueet,
Dallas, Texas 75201, for	and in consideration of TEN TI	HOUSAND	^^ /
	AND N	O/100 DOLLARS (\$_10,000	.00), the
receipt and sufficiency o	of which are hereby acknowledge	d, hereby RELEASES, CONVI	SYS and
QUITCLAIMS to ARCI			("Grantee"),
The second secon			

, WITHOUT COVENANT, REPRESENTATION, OR WARRANTY OF ANY

KIND OR NATURE, EXPRESS OR IMPLIED, AND ANY AND ALL WARRANTIES THAT MIGHT ARISE BY COMMON LAW AND ANY WARRANTIES CREATED BY STATUTE, AS THE SAME

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whose address is 1315 S. Millard, Chicago, IL 60623



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MAY DE LIEDEAFT	FR AMENDED OR SUPER	SEDED, ARE EXCLUDED,	all of Grantor's right, title
MAI DE HEREAU	and to that certain real propo	erry situated in COOK	County,
	I am to mat certain real prope	"A" attached hereto and made	a part hereof for all
ILLINOIS	, as described on <u>exmon</u>	A attached horoto and manufar the r	Solite and annurtenances
purposes, together wi	th any and all improvements to	hereto and all and singular the r	ignis and to adjacent
pertaining thereto, inc	cluding, but not limited to, any	right, title and interest of Gran	IOL III sud to adjacent
t - to allows averable	a of way (collectively the "Pr	onerty"), subject however to a	any and all exceptions,
angements rights of	way coverants, conditions,	restrictions, reservations, encr	oacmients, protrusions.
chartage in area ho	undary disputes and discrepa	incies, matters which could be	discovered or would be
Shortages in area, or	wals an inspection or curren	t survey of the Property, liens,	, encumbrances,
revealed by, respect	very, an inspection of carrier	nitations, licenses, leases, preso	criptive rights, rights of
impositions (moneta	Ty and otherwise), access the	an other co owners and any	and all other matters or
parties in possession	rights of tenants, co-tenants	s, or other co-owners, and any	acorded as well as standhy
conditions affecting	the Freperty, whether known	or unknown, recorded or unr	ecoraca, as were as summer
fees, real estate taxe	s, and assessments on or again	inst the Property for the curren	it year and prior and
b.annuant vanre an	d subsequent axes and asses	sments for prior years becoming	ng due by reason of a
1	supporchin or both of the Pro	merty; and any and all zoning,	, building, and other laws,
istana and are	inances of municipal and oth	er governmental authorities at	uscung me rioperty (an or
to Comming being	collectively referred to as the	e "Permitted Encumbrances").	Grantee, by its acceptance
the foregoing being	Wishlaim Dood occurred on a	agrees to perform any and all	obligations of Grantor or
of delivery of this (juncianii Decu, assumes ar.	affect to betterm and any	•
the Institution unde	r the Permitted Encumbrance	³ ()	

FURTHER, GRANTEE, BY ITS ACCEPTANCE OF DELIVERY OF THIS QUITCLAIM DEED, ACKNOWLEDGES AND AGREES THAT (i) GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) ANY INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND A CATIVITIES AND USES WHICH GRANTEE MAY CONDUCT OR HOPE TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS PULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE TITLE, DESCRIPTION, POSSESSION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PART THEREOF, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE

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PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY OR ANY PART THEREOF, OF ANY HAZARDOUS MATERIALS; (ii) GRANTEE HAS FULLY INSPECTED THE PROPERTY AND THAT THE RELEASE AND QUITCLAIM HEREUNDER OF THE PROPERTY IS "AS IS" AND "WITH ALL FAULTS", AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO; and (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE, PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, DISCLAIMED, AND EXCLUDED I ROM THIS QUITCLAIM DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING, IMPLICATION, SIGNIFICANCE, EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.

Further, by its acceptance of delivery of this Quitclain Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, the Listitution, and the FDIC in any and all of its various other capacities, and their respective employees, officers, tirectors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it or they may now have or hereafter acquire, whether direct or indirect known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Property in any manner whatsoever. This covenant releasing Grantor, the Institution, and the FDIC in any and all of its various other capacities shall be a covenant running with the Property and shall be binding up or Grantee, its successors, and assigns.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in the Property, if any, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its heirs, personal representatives, successors and assigns, without covenant, representation, or warranty whatsoever and subject to the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or

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conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

By its acceptance of delivery of this Quitclaim Deed, Grantee hereby assumes the payment of all ad valorem taxes, randby fees, and general and special assessments of whatever kind and character affecting the Propert, which are due, or which may become due, for any tax year or assessment period prior or subsequent to the date of this Quitclaim Deed, including, without limitation, taxes or assessments becoming due by reason of a change in usage or ownership, or both, of the Property or any portion thereof.

IN WITNESS WHEREOF, this Outtclaim Deed is executed on 10 15 112 FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for Indymac Federal Bank EXEMPT FROM TAXA ENDER THE PROVISION SFER TAX ACT AND OF PARAGRAPH. ILLINOIS REAL EST Buyer, Seller or Representativ . JOHN DAVIS d.186.006 Title: Attorney in Fact ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF DALLRE This instrument was acknowledged before me on the 25 day of Oct , Zo15 . Attorney in Fact of the Federal Deposit Insurance by R. JOHN DAVIS Corporation, as Receiver for Indymac Federal Bank on behalf of said entity.

> SHELLY CAMPBELL MY COMMISSION EXPIRES

> > August 4, 2016

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EXHIBIT "A" to Quitclaim Deed

[Legal Description of the Property]

LOT 4 IN BLOCK 4 OF TABOR'S SUBDIVISION OF BLOCKS 5, 6, 9, 10, 11 AND 12 IN SUBDIVISION BY L.C. PAINE FREER, (AS RECEIVER) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 27, 1909 AS DOCUMENT 4443999, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1411 S. KOSTNER AVENUE, CHICAGO, IL 60623

PIN NUMBER: 16-22-216-002-0000

REAL ESTATE TI	RANSFER	11/23/2012
	CHICAGO:	\$0.00
7.20	CTA:	\$0.00
	TOTAL:	\$0.00
	2000 1 2012100160367	A LS IDW/KW

16-22 215-002-0000 | 20121001603674 | SJDWKW

Prepared By: Beyer & Newell

8794 Beall Street Dyer, IN 46311 | COOK | \$0.00 | | \$0.00 | | \$0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

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