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WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that the GRANTOR, WOODSMILL PARK LIMITED PARTNERSHIP, a Missouri limited partnership for and in consideration of the forbearance of the Grantee, the sum of TEN and NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, does hereby GRANT, TRANSFER,

CONVEY and WARRANT to GRANTEE, FCBT HOLDINGS, LLC SERIES-FC PAD HOLDINGS I, an Illinois series limited liability company assignee of NORTHBROOK BANK & TRUST, as successor in interest to The Federal Deposit Insurance Corporation as Receiver for First Chicago Bank and Trust of 1145 Arlington Heights Road, Itasca, IL 60143 in lieu of foreclosure of the Mortgage dated February 15, 2008, and which was recorded with the Cook County Recorder of Deeds on February 29, 2008 as document number 0806006099 given by GRANTOR in favor of NORTHBROOK BANK & TRUST, as successor in interest to The Federal Deposit Insurance Corporation as Receiver for First Chicago Bank and Trust, and settlement of that certain loan by Grantee to Grantor secured by this parcel of real property, which loan was evidenced by a certain Promissory Note and a related Loan Agreement each dated February 15, 2008, as thereafter from time to time renewed, extended, amended and replaced, all of Grantor's right, title and interest in and to the real estate situated in the County of Cook, State of Illinois described in Exhibit A attached hereto and incorporated herein by reference.

Grantor and Grantee acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure. Grantor further acknowledges and agrees that, Grantor delivered this Deed pursuant to the Settlement and Deed In Lieu of Foreclosure Agreement dated NOVEMBER 15, 2012 ("Agreement") by and between the parties thereto. Grantor and other borrowers shall NOT be relieved of any personal liability or deficiency to NORTHBROOK BANK & TRUST, as successor in interest to The Federal Deposit Insurance Corporation as Receiver for First Chicago Bank and Trust, except as specifically stated in the Agreement.

Parcel ID Numbers: 17-22-104-024-0000, 17-22-104-025-0000,
17-22-104-026-0000 and 17-22-104-027-0000

Property Address: 1344-56 S. Michigan Avenue, Chicago, IL 60605



Doc#: 1235544082 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2012 03:50 PM Pg: 1 of 5

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Exempt under provision of Paragraph L, Section 31-45 if the Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

By: [Signature]

Date: 11/15, 2012.

IN WITNESS WHEREOF, the undersigned have hereunto set his hand and seal this 15th day of November, 2012.

WOODSMILL PARK LIMITED PARTNERSHIP,
a Missouri limited partnership

By: Woodsmill Management Company, a
Missouri corporation, its General Partner

By: [Signature]
Bill L. Bruce, President

MISSOURI
STATE OF ILLINOIS)
) SS.
COUNTY OF ST. LOUIS)

I I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Bill L. Bruce, personally known to me to be the President of Woodsmill Management Company, a Missouri corporation, General Partner of WOODSMILL PARK LIMITED PARTNERSHIP, a Missouri limited partnership and 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 as such President he signed and delivered the said instrument, pursuant to authority given to him by WOODSMILL PARK LIMITED PARTNERSHIP, a Missouri limited partnership, as his free and voluntary act, and as the free and voluntary act and deed of said WOODSMILL PARK LIMITED PARTNERSHIP, a Missouri limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of NOVEMBER, 2012.

[Signature]
NOTARY PUBLIC

My commission expires: 6/15/2016

Victoria Anne Jansen
Notary Public-Notary Seal
County of St. Louis
State of Missouri
My Commission Exp. 6/15/2016
#12469944

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This instrument was prepared by and after recording mail to:

Phyllis K. Franklin
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

Send tax bills to:

FCBT HOLDINGS, LLC SERIES
FC PAD HOLDINGS I
Attention: Kevin Lichterman
1145 Arlington Heights Road
Itasca, IL 60143

It is acknowledged by the Grantor that Grantee is the nominee of NORTHBROOK BANK & TRUST, as successor in interest to The Federal Deposit Insurance Corporation as Receiver for First Chicago Bank and Trust

City of Chicago
Dept of Finance
634398



Real Estate
Transfer
Stamp

\$0.00

12/19/2012 15.28

dr00111

Batch 5,692,285

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOT 4 AND THE SOUTH 25 AND ½ FEET OF LOT 3, (EXCEPT THAT PART OF SAID PREMISES TAKEN OR USED FOR ALLEY), IN BLOCK 11, IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 31 AND 32, IN BLOCK 16, IN HERRINGTON'S ADDITION TO CHICAGO, IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: 11/26/12

WOODSMILL PARK LIMITED PARTNERSHIP

By: [Signature]
Bill L. Bruce President of Woodsmill
Management Company its General Partner

SUBSCRIBED and SWORN to before me this 15th day of November, 2012.

Victoria Anne Jansen
Notary Public-Notary Seal
County of St. Louis
State of Missouri
My Commission Exp. 6/15/2016
#12469944

[Signature]
NOTARY PUBLIC
My commission expires: 6/15/2016

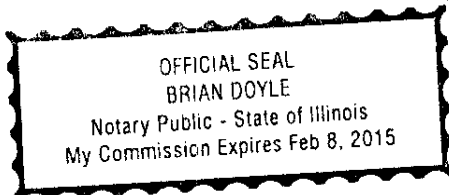
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Date: 11/20/12

FCBT HOLDINGS, LLC SERIES-FC PAD
HOLDINGS I, an Illinois series limited
liability company

By: [Signature]

SUBSCRIBED and SWORN to before me this 20th day of November, 2012.



[Signature]
NOTARY PUBLIC
My commission expires: 2/8/15

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 5 of the Illinois Real Estate Transfer Act.]