

# UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING, MAIL TO:

Allen C. Wesolowski  
Martin & Karcazes, Ltd.  
161 North Clark Street, Suite 550  
Chicago, IL 60601  
File No. 18.0224

Doc#: 1236618079 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2012 02:08 PM Pg: 1 of 4

## DEED IN LIEU OF FORECLOSURE

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SACRAMENTO COMMONS 3516, INC., a dissolved Illinois corporation, whose address is c/o Robert B. Katz, Trustee of the Bankruptcy Estate of Emad Omar Zaibak, 400 S. County Farm Road, Suite 330, Wheaton, IL 60187 ("**Grantor**"), does hereby grant, convey and warrant to:

**ARCHER BANK**, whose address is 4970 S. Archer Avenue, Chicago, IL 60632 ("**Grantee**")

the real property situated in Cook County, Illinois and legally described as follows (the "**Property**"):

THE SOUTH 25 FEET OF LOTS 1, 2, 3, 4, 5 AND 6 TAKEN AS A TRACT IN THE RESUBDIVISION OF LOTS 16, 17, 18 AND 19 IN BLOCK 1 IN BICKERDIKE'S THIRD SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-24-304-046-0000

Common Address: 3516 N. Sacramento, Chicago, IL

This conveyance is made pursuant to the authority granted Robert B. Katz, Trustee of the Bankruptcy Estate of Emad Omar Zaibak in the June 7, 2012 Order Granting Authority to Compromise in BK No. 09-41620 in the United States Bankruptcy Court for the Northern District of Illinois.

This conveyance is being made subject to the following matters (collectively, the "**Permitted Exceptions**"): (a) Mortgage dated December 7, 2007 and recorded on December 10, 2007 as Document No. 0734418077 and an Assignment of Leases and Rents dated December 7, 2007 and recorded February 28, 2008 as Document No. 0805957004 with the Cook County Recorder of Deeds Construction Mortgage, Security Agreement, Assignment of

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Rents and Leases (collectively the "**Mortgage**"); and (b) Real Estate taxes for the year 2010 and subsequent years.

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance **shall not in any manner be deemed to be a merger** with or the extinguishment of the Mortgage or a satisfaction or extinguishment of the indebtedness secured thereby. The Mortgage and related security interest shall be and remain in full force and effect according to the terms thereof and continue to secure the indebtedness described therein, which indebtedness shall be unaffected by Grantee's acceptance of this conveyance.

The actual possession of the Property has been surrendered and delivered to Grantee and Grantor intends by this Agreement to vest title to the Property in Grantee and forever to estop and bar Grantor and Grantor's successors and assigns from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to the Property or any part thereof. In this regard, and in reliance upon this Agreement and all of Grantor's warranties and representations made herein, Grantee shall be entitled to exercise and enjoy all of the rights, responsibilities, powers and privileges of fee simple ownership of the subject property, including, without limitation, maintaining and improving the subject property as Grantee deems appropriate; selling or leasing the subject property at such time and on such terms, as Grantee deems appropriate; paying taxes and assessments levied against the subject property; and otherwise acting with respect to the subject property consistent with quiet enjoyment and ownership thereof by Grantee.

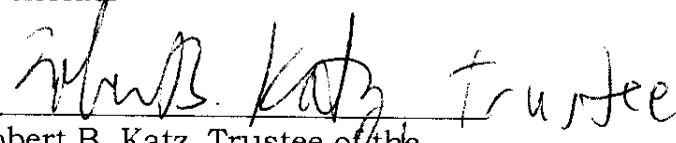
**IN WITNESS WHEREOF**, said Grantor has caused its name to be signed to these presents, the day and year first above written.

**GRANTOR:**

SACRAMENTO COMMONS 3516, INC., a  
dissolved Illinois corporation

By: Emad Omar Zaibak, President and  
Sole Shareholder

By:

  
Robert B. Katz, Trustee of the  
Bankruptcy Estate of Emad Omar  
Zaibak, Case No. 09-41620

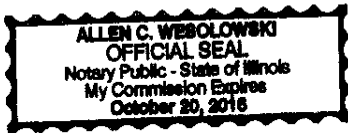
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## ACKNOWLEDGMENT

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

The undersigned, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Robert B. Katz, Trustee of the Bankruptcy Estate of Emad Omar Zaibak in Case No. 09-41620, 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 he signed and delivered said instrument as his own free and voluntary act as authorized agent for EMAD OMAR ZAIBAK and SACRAMENTO COMMONS 3516, INC., a dissolved Illinois corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26<sup>TH</sup> day of Nov., 2012.



*Allen C. Wesolowski*

Notary Public

My Commission Expires:

OCT. 20, 2016

This Deed in Lieu of Foreclosure is exempt from county and state transfer tax pursuant to 35 ILCS 200/31-45(l).

*Vald Mat*

City of Chicago  
Dept. of Finance  
634923



Real Estate  
Transfer  
Stamp

\$0.00

12/31/2012 13:46

303704

Batch 5.732,281

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## STATEMENT BY GRANTOR AND GRANTEE

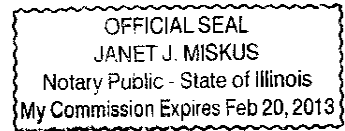
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title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

Dated: November 26, 2012

Signature: \_\_\_\_\_  
Agent

Subscribed and sworn to before me by the said Agent  
this 26<sup>th</sup> day of November, 2012.

Notary Public \_\_\_\_\_



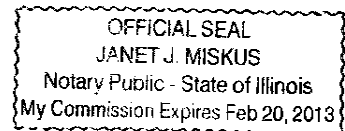
The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 26, 2012

Signature: \_\_\_\_\_  
Agent

Subscribed and sworn to before me by the said Agent  
this 26<sup>th</sup> day of November, 2012.

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.]