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WARRANTY DEED IN LIEU OF FORECLOSURE

Doc#: 1309356006 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2013 10:11 AM Pg: 1 of 4

KNOW ALL MEN BY THESE PRESENTS that GRANTOR, 5962 EAST END, LLC, an Illinois limited liability company, for and in consideration of 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, Grantor does hereby GRANT, TRANSFER, CONVEY and WARRANT to GRANTEE, CENTRUST BANK, N. A., of 3590 Hobson Road, Suite 402, Woodridge, IL 60517 ("LENDER")

in lieu of foreclosure of that certain Mortgage given by GRANTOR in favor of LENDER dated April 27, 2007, and recorded with the Cook County Recorder of Deeds on May 2, 2007 as document number 0712250039 ("Mortgage 1"); that certain Assignment of Rents dated April 27, 2007 and recorded on May 2, 2007 as document number 0712250040 ("Assignment of Rents #1"); that certain Mortgage given by GRANTOR in favor of LENDER dated August 31, 2008 and recorded as document no. 0830555042 ("Mortgage 2"); and that certain Assignment of Rents dated August 31, 2008 and recorded as document number 0830555042 ("Assignment of Rents #2"), all of Grantor's right title and interest in and to the following real estate, situated in the County of Cook, State of Illinois, as follows:

UNITS 1, 2, 3, 4, 5, 7, 8, P-3, P-4, P-5, P-6 AND P-7, IN OLD NORWOOD CONDOMINIUMS ON THE CIRCLE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, AND OF THE NORTHEASTERLY 15 FEET OF LOT 4 IN HAMMELMAN'S RESUBDIVISION OF LOTS 24 AND 25 IN BLOCK 13, IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY 5962 EAST END, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED MARCH 26, 2008 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0808616032, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AS TO PARKING UNITS P-3 THROUGH P-7 BOTH INCLUSIVE ONLY, EASEMENT FOR INGRESS AND EGRESS TO ACCESS PARKING UNITS P-1 THROUGH P-7, AS SET FORTH IN THE PLAT OF CONDOMINIUM ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR OLD NORWOOD CONDOMINIUMS ON THE CIRCLE AS EXHIBIT "A" RECORDED MARCH 26, 2008 IN

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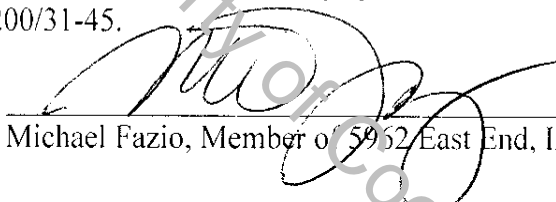
THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0808616032.

Commonly known as: 5962 North East Circle Ave., Units 1, 2, 3, 4, 5, 7, 8, P-3, P-4, P-5, P-6 and P-7, Chicago, Illinois 60631

P.I.N.'s: 13-06-305-060-1001, 13-06-305-060-1002, 13-06-305-060-1003
13-06-305-060-1004, 13-06-305-060-1005, 13-06-305-060-1007
13-06-305-060-1008, 13-06-305-060-1013, 13-06-305-060-1014
13-06-305-060-1015, 13-06-305-060-1016, 13-06-305-060-1017

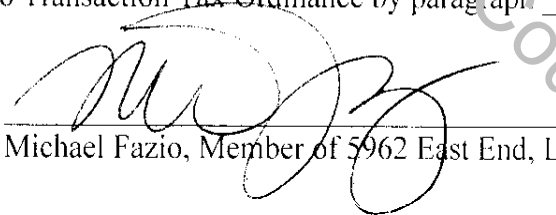
Grantor and Grantee acknowledge and agree that tender of this Deed and recording of this deed shall constitute acceptance by the Lender of a Deed in Lieu of Foreclosure.

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



Michael Fazio, Member of 5962 East End, LLC

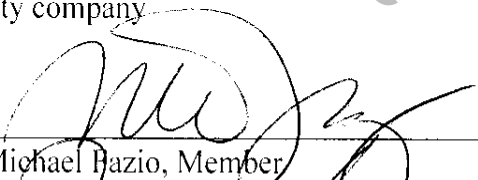
I hereby declare the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph _____ of Section 200.1-2B6 of Ordinance.



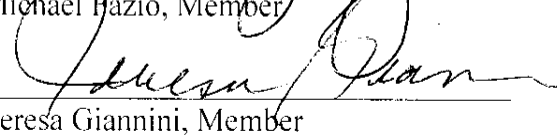
Michael Fazio, Member of 5962 East End, LLC

In Witness Whereof, the undersigned have herunto set their hands and seals this 26 day of July, 2013

5962 EAST END, LLC an Illinois limited liability company

By: 

Michael Fazio, Member

By: 

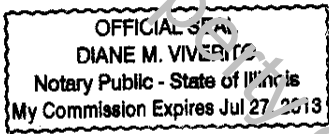
Teresa Giannini, Member

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fazio, personally known to me and also known to me to be a Member of 5962 EAST END, LLC, an Illinois limited liability company ("Company") and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his individual free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and official seal, this 26th day of FEBRUARY, 2013.

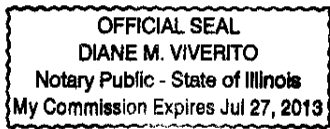


Notary Public: Diane M. Viverito
My commission expires: 7-27-13

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Teresa Giannini, personally known to me and also known to me to be a Member of 5962 EAST END, LLC, an Illinois limited liability company ("Company") and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his individual free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and official seal, this 26th day of FEBRUARY, 2013.



Notary Public: Diane M. Viverito
My commission expires: 7-27-13

This instrument was prepared by and after Send tax bills to:
recording mail to:

Andrew Glubisz
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606
(312) 444-9300

Centrust Bank, N.A.
385 Waukegan Road
Northbrook, IL 60062
ATTN: Terry Rosenberger

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STATEMENT BY GRANTOR AND GRANTEE

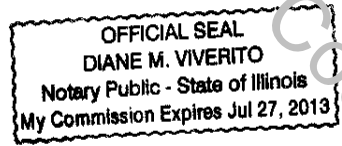
The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire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

5962 East End, LLC, an Illinois limited liability company

Date: February 26, 2013

By: [Signature]
Michael Fazio, Member

SUBSCRIBED and SWORN to before me this 26th day of FEBRUARY, 2013.



[Signature]
NOTARY PUBLIC
My commission expires: 7-27-13

The grantee or his/her 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 title to real estate under the laws of the State of Illinois.

Centrust Bank, N.A.

Date: 3/15/13

By: [Signature] CFO

SUBSCRIBED and SWORN to before me this 15th day of March, 2013.



[Signature]
NOTARY PUBLIC
My commission expires: 3-5-2014

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.]