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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



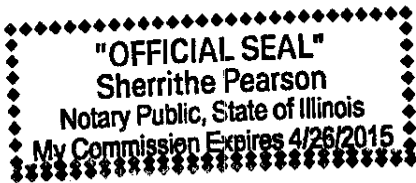
CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Kelli A. Beyer*
Kelli A. Beyer – Trust Officer / Assistant Vice President

State of Illinois
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 2nd day of May, 2013



Sherrithe Pearson
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: Thomas G. Moffitt
Stahl Cowen Crowley Adler LLP
ADDRESS: 55 W. Monroe St., Suite 1200
CITY, STATE: Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

NAME: Jeff BV - Commercial, LLC
ADDRESS: 180 N. LaSalle St., Suite 2500
CITY, STATE: Chicago, IL 60601

REAL ESTATE TRANSFER 05/06/2013



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

20-04-415-003-0000 | 20130401607361 | XRCK5L

REAL ESTATE TRANSFER 05/06/2013



COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

20-04-415-003-0000 | 20130401607361 | TYQ64H

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EXHIBIT A TO DIRECTION TO CONVEY

LEGAL DESCRIPTION

PARCEL 1:

LOT 30 IN BLOCK 8 IN VAN H. HIGGINS SUBDIVISION OF 25 ACRES SOUTH OF AND ADJOINING THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-04-115-003-0000

Common Address: 4435 South Shields Avenue, Chicago, Illinois 60609

PARCEL 2:

LOT 37 IN BLOCK 5 IN COUNSELMAN'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-15-132-007-0000

Common Address: 4441 West Congress Parkway, Chicago, Illinois 60624

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EXHIBIT B TO DIRECTION TO CONVEY

SUBJECT TO PROVISION FOR TRUSTEE'S DEED

SUBJECT TO: (1) Easements, covenants, conditions, and restrictions of record; (2) general real estate taxes for 2012 and subsequent years not yet due or payable; (3) Mortgage dated August 11, 2008, made by Grantor, as mortgagor, in favor of ShoreBank, as mortgagee, recorded against 4435 South Shields Avenue, Chicago, Illinois 60609 (the "Shields Property") on August 25, 2008 as Document No. 0823805159 (the "Shields Mortgage"); (4) Assignment of Rents dated August 11, 2008, made by Grantor, as grantor, in favor of ShoreBank, as grantee, recorded against the Shields Property on August 25, 2008 as Document No. 0823805159 (the "Shields Assignment of Rents"); (5) Mortgage dated August 11, 2008, made by Grantor, as mortgagor, in favor of ShoreBank, as mortgagee, recorded against 4441 West Congress Parkway, Chicago, Illinois 60624 (the "Congress Property") on August 25, 2008 as Document No. 0823805155 (the "Congress Mortgage"); and (6) Assignment of Rents dated August 11, 2008, made by Grantor, as grantor, in favor of ShoreBank, as grantee, recorded against the Congress Property on August 25, 2008 as Document No. 0823805156 (the "Congress Assignment of Rents"). The Shields Mortgage and Congress Mortgage are hereafter collectively referred to as the "Mortgages" and the Assignment of Rents and Assignment of Rents are hereafter collectively referred to as the "Assignments of Rents". The Mortgages and Assignments of Rents were assigned to Urban Partnership Bank by document recorded on May 23, 2012 as Document No. 1214429026.

NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS TRUSTEE'S DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE MORTGAGES OR THE ASSIGNMENTS OR RENTS AND THE MORTGAGES AND ASSIGNMENTS OR RENTS SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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 and hold title to real estate under the laws of the State of Illinois.

Dated 5/3, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 3rd day of May
2013.

[Signature]
Notary Public



The grantee or his 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 5/3, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 3rd day of May
2013.

[Signature]
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.]