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This Instrument Prepared By:
Kimberly Weissman, Esq.
Law Offices of Kimberly J. Weissman, LLC
633 Skokie Blvd., Suite 400
Northbrook IL 60062

Doc#: 1326150020 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2013 12:11 PM Pg: 1 of 6

After Recording Return to:
Kimberly Weissman, Esq.
Law Offices of Kimberly J. Weissman, LLC
633 Skokie Blvd., Suite 400
Northbrook IL 60062

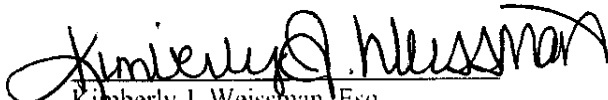
WARRANTY DEED

Mail taxes to:
Golden Eagle Community Bank

THIS INDENTURE is made on the 16th day of ~~August~~ ^{September}, 2013, by and between Hudson Development Corp. (hereinafter, "Grantor") and Golden Eagle Community Bank, hereinafter, "Grantee".

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor, in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and grantee's successors and assigns, forever, the real estate situated in Cook County, Illinois, located at 3159-3161 North Halsted, Unit C-101, and more fully described on the attached Rider.

This transaction is exempt from transfer tax under 35 ILCS 200.31-45 paragraph L.


Kimberly J. Weissman, Esq.

9/16/13
Date

SUBJECT TO: Conditions, restrictions, reservations, limitations and easements of record, if any, but any such interest that may have been terminated is not hereby reimposed; and subject to applicable zoning ordinances, taxes and assessments for the year 2013, and subsequent years. It is the intent of the parties that the fee granted herein shall not merge with the lien of the Mortgage executed May 7, 2008, for the ultimate benefit of Grantee.

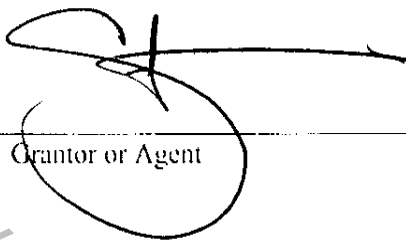
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

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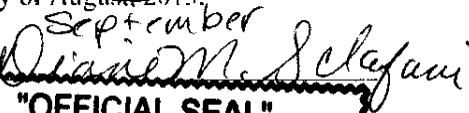
STATEMENT BY GRANTOR

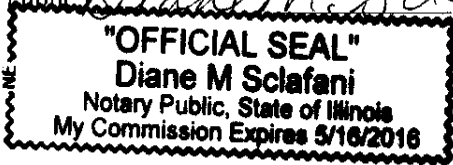
The Grantors or their agent affirm that, to the best of their knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: ~~August~~ ^{September} 7, 2013

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said _____
this ^{9th} ~~7th~~ day of ~~August~~ ^{September}, 2013.

Notary Public: 



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Northbrook IL 60062

Property of Cook County Clerk's Office


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STATEMENT BY GRANTEE

The Grantee or its 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.

Dated: ~~August~~ ^{September} 9th, 2013.

Signature: _____


Grantee or Agent

Subscribed and sworn to before me
by the said _____
this ^{9th} day of ~~August~~ ^{September}, 2013.

Notary Public: *Diane M. Sciafani*
"OFFICIAL SEAL"
Diane M Sciafani
Notary Public, State of Illinois
My Commission Expires 5/16/2016

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Northbrook IL 60062

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY*This Instrument Prepared By:*

Kimberly J. Weissman, Esq.
 Law Offices of Kimberly J. Weissman, LLC
 633 Skokie Blvd., Suite 400
 Northbrook IL 60062

After Recording Return to:

Kimberly J. Weissman, Esq.
 Law Offices of Kimberly J. Weissman, LLC
 633 Skokie Blvd., Suite 400
 Northbrook IL 60062

ESTOPPEL AFFIDAVIT

Michelangelo Siracki, authorized signatory of Hudson Development Corp. (hereinafter, "Hudson"), after first being duly sworn, depose and says:

1. That Hudson is the identical party who made, executed and delivered a Deed to Golden Eagle Community Bank ("GECB"), dated the 9th day of September, 2013, conveying the property commonly known as 3159-3161 North Halsted Unit C-101, Chicago, Illinois, and more fully described on the attached Rider.

2. That prior to the above conveyance to GECB, Hudson was the fee owner of the above property. This property was encumbered by a Mortgage to GECB, dated May 7, 2008, and recorded on May 9, 2008, as Document No. 0813041044 in the official records of Cook County, Illinois. This Mortgage was executed in the original amount of \$344,000.00, for which sum Hudson is liable.

3. That Hudson voluntarily, without any fraud, duress, or undue influence on the part of GECB, or its agents, attorneys, or employees, conveyed the above premises by Warranty Deed to GECB. The Deed was accepted by GECB subject to clear title and the terms of this Affidavit, and the Warranty Deed was executed for good and valuable consideration, including the payment to the affiant of Ten Dollars (\$10.00) by GECB, receipt of which is hereby acknowledged, and the assumption by GECB of all unpaid taxes, both regular and special, and the release of Hudson, as well as guarantor, Michelangelo Siracki, from all personal liability for such mortgage note, taxes, interest, or any other charges whatsoever covering the property above described. Notwithstanding any language to the contrary contained in the Warranty Deed, Hudson hereby acknowledges that the fee granted therein shall not merge with the lien of the Mortgage and that the property conveyed pursuant to the Deed shall remain subject to the Mortgage without further personal liability to the affiant and/or guarantor, Michelangelo Siracki.

4. That the Warranty Deed and conveyance from Hudson to GECB was executed as a voluntary act and that the Deed was accepted at the request of Hudson. The authorized representatives felt and still feel that, at the time of the execution of the Warranty Deed, the mortgage indebtedness and other charges above mentioned represented a fair value of the property so deeded. Your affiant, on behalf of Hudson, further swears that the considerations above mentioned are absolutely fair and adequate and that Hudson's indebtedness on the Mortgage above mentioned for principal and interest and the taxes which are now due on the above property is approximately the value, or greater than the value, of the property described.

5. The affiant, on behalf of Hudson, its successors and assigns, hereby declares that the Warranty Deed which affiant executed to GECB is to be construed at all times as conveying the full title and

