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Doc#: 1326747009 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/24/2013 02:31 PM Pg: 1 of 4

40008273  
(New Agency)  
GIT (9-23)

**WARRANTY DEED**  
(In Lieu of Foreclosure)  
Individual to Corporation

**Prepared By and Mail to:**  
John J. Swiess  
900 Jorie Blvd., Suite 170-B  
Oak Brook, IL 60523

**Property Address:**  
4954 N. Harding Ave.  
Chicago, IL 60625

PIN: 13-11-313-014-0000

**DAVID TRAN**, ~~married~~ *N/A. not legally married* <sup>OR PARTY TO A CIVIL UNION</sup> (the "Grantor"), whose address is 4257 N. Lowell, Chicago, IL 60641, in consideration of the payment of Ten Dollars (\$10.00) and the release of Grantor from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on June 19, 2002 in the principal sum of \$480,000.00, and that certain Mortgage securing the Note dated June 19, 2002 and recorded on August 22, 2002 as Document No. 0020925985 in Cook County, Illinois (the "Mortgage"), second mortgage note ("Note #2") and that certain second mortgage securing Note #2 executed on January 30, 2008 and recorded on March 25, 2008 as Document No. 0808541048 and additional promissory notes in the principal sums of \$17,665.15 dated December 19, 2009, \$106,264.25 dated December 19, 2011, \$5,788.13 dated January 1, 2010 and \$140,000.00 dated December 1, 2011, and for other good and valuable consideration received, the adequacy and sufficiency of which are acknowledged, does warrant, sell, grant, and convey to **International Bank of Chicago, an Illinois Banking Corporation (the "Grantee")**, its successors and assigns, whose address is 5069 N. Broadway, Chicago, Illinois 60640, the real property located in the County of Cook, State of Illinois, described as follows:

**SEE LEGAL RIDER ATTACHED AS "EXHIBIT A".**

**THIS IS NOT HOMESTEAD PROPERTY**

together with all improvements and appurtenances.

Grantor warrants the title to the property subject only to the Mortgages and other security documents executed in connection with the Mortgages in favor of Grantee, real estate taxes for 2012 and subsequent years, and conditions, easements and restrictions of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for a fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction of all personal obligations secured by the Notes and Mortgages executed by Grantor.

*Handwritten initials/signature*

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Grantor further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice of legal counsel. There are no agreements, oral or written, other than this Warranty Deed between Grantor and Grantee and that certain **Settlement Agreement dated July 11, 2013** and the documents referred to in the Settlement Agreement and executed in connection with the Settlement Agreement between Grantor and Grantee with respect to the above-described real property, together with all improvements and appurtenances.

Grantor further acknowledges that fair and adequate consideration has been given for their waiver of all redemption and cure rights permitted by law.

Grantor, with Grantee's express concurrence, states that it is their intention that the fee interest granted by this Deed, together with all improvements and appurtenances, and the lien of the Mortgages in favor of Grantee, its successors and assigns, shall not merge. The real property conveyed by this Deed, together with all improvements and appurtenances, shall remain subject to the Mortgages and the Mortgages shall remain in full force and effect until released of record.

Grantor has executed this Warranty Deed on July 11, 2013.

[Signature]  
DAVID TRAN

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 David Tran ~~married to NA~~, not legally married, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 11th Day of July, 2013.



[Signature]  
Notary Public

MAIL FUTURE TAX BILLS TO: This transaction is exempt from transfer tax under 35 ILCS 200/31-45 (l) Deed In Lieu of Foreclosure

International Bank of Chicago  
5069 N. Broadway  
Chicago, IL 60640

[Signature]  
Buyer, Seller or Representative Date

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Exhibit A

## LEGAL DESCRIPTION

LOTS 3 AND 4 IN PREGLER'S SUBDIVISION OF THE NORTH ½ OF BLOCK 3 (EXCEPT THE SOUTH 108 FEET THEREOF) IN SPIKING'S SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES THEREOF) OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 4954 N. Harding Ave., Chicago, IL 60625

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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 title to real estate under the laws of the State of Illinois.

Dated: July 11, 2013 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said David Tran this 11th day of July 2013.

Notary Public: [Signature]



The grantee 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 title to real estate under the laws of the State of Illinois.

Dated: July 11, 2013 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said WARREN TAI this 11th day of July 2013.

Notary Public: [Signature]

