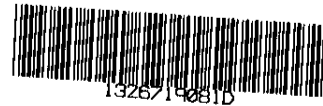



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QUIT CLAIM DEED



Doc#: 1326719081 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/24/2013 02:50 PM Pg: 1 of 5

200 Pershing LLC, 1430 Tallyho Court, Addison, Illinois 60101 (collectively, "Grantor") in consideration of the payment of ten and no/100ths Dollars (\$10.00), and the release of Grantor from personal liability for a money judgment or deficiency judgment under that certain Promissory Note dated November 2, 2006 in the sum of \$469,500.00, that certain Change In Terms Agreement dated November 2, 2007 in the sum of \$469,500.00, that certain Change In Terms Agreement dated May 2, 2008 in the sum of \$484,000.00, that certain Change In Terms Agreement dated November 2, 2008 in the sum of \$484,000.00 and that certain Change In Terms Agreement dated May 2, 2009 in the sum of \$484,000.00 (collectively, the "Note"), together with that certain Construction Mortgage dated November 2, 2006, and recorded with the



REAL ESTATE TRANSFER	09/10/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00
17-34-322-066-1002 20130601608139 S7DMVJ	

Cook County Recorder of Deeds ("Recorder's Office") on November 14, 2006, as Document No. 0631842030, that certain Modification of Mortgage dated May 2, 2008 and recorded with the Recorder's Office on June 11, 2008 as Document No. 0816342010, that certain Second Modification of Loan Documents dated as of November 2, 2009 and recorded with the Recorder's Office on March 12, 2010 as Document No. 1007122108, that certain Third Modification of Loan Documents dated as of May 2, 2010 and recorded with the Recorder's Office on May 21, 2010 as Document No. 1014131067 and that certain Fourth Modification of Loan Documents dated as of May 1, 2011 and recorded with the Recorder's Office on June 7, 2011 as Document No. 1115833088 (collectively, the "Mortgage") and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby sell, grant, and convey to SCHERSTON REAL ESTATE INVESTMENTS, LLC the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 17-34-322-066-1002

Common Addresses: 74 East Pershing Road, Unit 2
Chicago, Illinois 60653

REAL ESTATE TRANSFER	09/23/2013
 	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00
17-34-322-066-1002 20130601608139 M8RBF7	

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Subject only to the lien of the Mortgage and other security documents (collectively, "Loan Documents").

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Quit Claim Deed is an absolute conveyance and grant of all of Grantor's right, title, and interest in the above-described real property and improvements thereon and easements and appurtenance thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having sold, granted, and conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto as Grantee for a fair and adequate consideration.

Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered with the advice, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or written, other than this Quit Claim Deed (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law.

Grantor and Grantee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereon and easements and appurtenances thereto conveyed pursuant to this Quit Claim Deed shall not merge with or extinguish the lien of the Loan Documents, or the interests of Grantee or its successors' or assigns' thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to the Loan Documents, and the Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereon and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of the Loan Documents shall be discharged by Grantee through a recorded written instrument.

The execution and delivery of this Quit Claim Deed is and shall be construed as Grantee's release of Grantor from personal liability; provided, however, that the acceptance by Grantee of this Quit Claim Deed shall not prejudice, limit, restrict, or affect Grantee's or its successors' and assigns' claims of priority under the Loan Documents over and any other liens, charges, claims, or encumbrances of any kind whatsoever, or the validity and enforceability of the Loan Documents except as set forth herein.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par L and Cook County Ord. 93-0-27 par. M

Date 8-8-13

Sign. Lisa S. Sawyer agent

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EXHIBIT A LEGAL DESCRIPTION

UNIT 2 IN THE 74 EAST PERSHING ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 31.00 FEET OF THE EAST 93 FEET OF THE SOUTH 97 FEET OF BLOCK 2 IN PAGE'S SUBDIVISION OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 17 FEET DEDICATED FOR AN ALLEY) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0815516000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT TAX IDENTIFICATION NUMBER: 17-34-322-066-1002 .

COMMON ADDRESS: 74 East Pershing Road, Chicago, IL 60653 , ٥٥٣ ٢

Office of Cook County Clerk's Office

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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 August 8, 2013 Signature: 200 Park Street, LLC
by Waldemar Wyszynski
Grantor or Agent

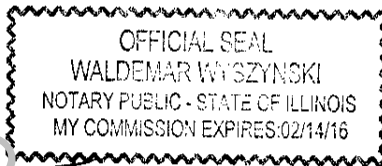
Subscribed and sworn to before me by the

said Waldemar Wyszynski, My Agent

this 8 day of August

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 August 8, 2013 Signature: Lisa S. Sauer, Agent
Grantee or Agent

Subscribed and sworn to before me by the

said Agent Lisa S. Sauer

this 8th day of August

2013

[Signature]
Notary Public
"OFFICIAL SEAL"
Ann L. Heniff
Notary Public, State of Illinois
My Commission Expires 5/9/2017

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.]