

# UNOFFICIAL COPY

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that the GRANTOR, 6411 SOUTH EVANS, INC., an Illinois dissolved corporation, for and in consideration of the forbearance of the Grantee, 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, does hereby

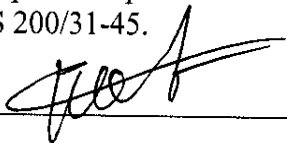
GRANT, TRANSFER, CONVEY and WARRANT to JEFF BV- COMMERCIAL, LLC, an Illinois limited liability company address is 7936 S. Cottage Grove, Chicago, Illinois 60619, as nominee of Urban Partnership Bank, as successor in interest to the FDIC, Receiver for SHOREBANK ("Lender"), in lieu of foreclosure of the Mortgage and Assignment of Rents, dated February 3, 2009, and which were recorded with the Cook County Recorder of Deeds on February 13, 2009 as document numbers 0904403029 and 0904403030 and assigned to Urban Partnership Bank by Assignment of Mortgage recorded on March 15, 2013 as document number 1307426139, document number 1308004077 and document number 1308741033, given by Grantor in favor of Lender and in settlement of that certain loan by Lender to Grantor secured by this parcel of real property, which loan was evidenced by a certain Promissory Note and a related Loan Agreement each dated February 3, 2009, as thereafter from time to time renewed, extended, amended and replaced, all of Grantor's right, title and interest in and to the real estate situated in the County of Cook, State of Illinois described in Exhibit A attached hereto and incorporated herein by reference.

Grantor and Grantee acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure. Grantor further acknowledges and agrees that, Grantor delivered this Deed pursuant to the Agreement for Deed In Lieu of Foreclosure dated 11-26, 2013 ("Agreement") by and between the parties thereto. Grantor and other borrowers shall NOT be relieved of any personal liability or deficiency to Lender, except as specifically stated in the Agreement.

Parcel ID Number: 20-22-215-002-0000

Property Address: 6411 S. Evans Avenue, Chicago, IL 60637

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

  
\_\_\_\_\_

Date: 11/26, 2013



Doc#: 1335419147 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2013 04:12 PM Pg: 1 of 4

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IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this 24th day of NOVEMBER, 2013.

6411 SOUTH EVANS, INC., an Illinois dissolved corporation

By: [Signature]

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that JOAN (JOHN) LARONESI, personally known to me to be the SOLE SHAREHOLDER of 6411 SOUTH EVANS, INC., an Illinois dissolved corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such SOLE SHAREHOLDER he/she signed and delivered the said instrument, pursuant to authority given to him/her by 6411 SOUTH EVANS, INC., an Illinois dissolved corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said 6411 SOUTH EVANS, INC., an Illinois dissolved corporation, for the uses and purposes therein set forth.

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

[Signature]  
NOTARY PUBLIC

My commission expires



This instrument was prepared by and after recording mail to:

Phyllis K. Franklin, Esq.  
Chuhak & Tecson, P.C.  
30 S. Wacker Drive, Suite 2600  
Chicago, Illinois 60606

Send tax bills to:

JEFF BV- COMMERCIAL, LLC  
7936 S. Cottage Grove  
Chicago, IL 60619

**It is acknowledged by the Grantor that Grantee is the nominee of Urban Partnership Bank**

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 11 IN LUCY R. WALKER'S 64<sup>TH</sup> STREET SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 39 OF PLATS PAGE 49 AS DOCUMENT 1221276 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

City of Chicago  
Dept. of Finance

**658109**

12/19/2013 10:55

dr00762



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 7,462,930

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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 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.

Date: 11/21-2013

6411 SOUTH EVANS, INC., an Illinois dissolved corporation

By: [Signature]

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

Jeanette E Hoag  
NOTARY PUBLIC  
My commission expires Nov 17, 2015



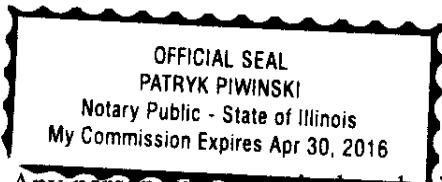
The grantee or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: 11/27/13

JEFF BV- COMMERCIAL, LLC, an Illinois limited liability company

By: [Signature]

SUBSCRIBED and SWORN to before me this 27th day of November, 2013.



Patryk Piwinski  
NOTARY PUBLIC  
My commission expires: 4/30/16

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.]