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TRUSTEE'S DEED

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Doc#: 1401422034 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2014 10:07 AM Pg: 1 of 3

1 of 1
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CTR L41

This indenture made this **12th** day of **December, 2013**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **30th** day of **July, 1996**, and known as Trust Number **1103465**, party of the first part, and **Jeff BV - Commercial, LLC**, an Illinois Limited Liability Company whose address is: **7936 S. Cottage Grove Chicago, Illinois 60619** party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook** County, Illinois, to wit:

LOTS 1 AND 2 IN BLOCK 2, IN E. L. BATES RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS TRUSTEE'S DEED IS GIVEN BY GRANTOR AS A DEED IN LIEU OF FORECLOSURE WITHIN THE PURVIEW OF 735 ILCS 5/15-1401. IT IS THE PURPOSE AND INTENT OF GRANTOR AND GRANTEE THAT THE INTERESTS CONVEYED TO GRANTEE HEREUNDER SHALL NOT MERGE WITH THE INTEREST OF URBAN PARTNERSHIP BANK, AS SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR SHOREBANK, UNDER THAT CERTAIN MORTGAGE ("MORTGAGE"), EXECUTED BY GRANTOR IN FAVOR OF URBAN PARTNERSHIP BANK, AS SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR SHOREBANK, DATED JUNE 29, 2005, AS AMENDED, SUPPLEMENTED OR MODIFIED FROM TIME TO TIME, AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0522214114, AND THE FEE INTEREST CONVEYED HEREUNDER SHALL REMAIN SUBJECT TO SUCH MORTGAGE.

Permanent Tax Number: 20-21-304-001-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in 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: December 10, 2013

Signature:

Jim Hall

Grantor(s) or agent of Grantor(s)

Subscribed and sworn to before me by the said agent this 10 day of December, 2013.

Notary Public



The grantee(s) or his/her agent affirms and verifies that the name of the grantee(s) 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: December 12, 2013

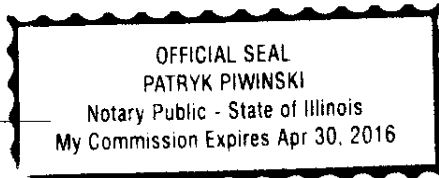
Signature:

[Signature]

Grantee(s) or agent of Grantee(s)
Authorized Agent

Subscribed and sworn to before me by the said Agent this 12th day of December, 2013.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)