UNOFFICIAL COPY

TRUSTEE'S DEED

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 - con mercial, LLC, an Illinois Limited Ambility Company whose address is: 7936 S. Cottage Grove Chicago, Illinois 60619

Reserved for Recorder's Office



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

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 Co Inty, 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 DEES 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 MEKGE WITH THE INTEREST OF URBAN PARTNERSHIP BANK, AS SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR SHOREBANK, UNDER THAT CERTY IN 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 05/22/14114, 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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IN WITNESS WHEREOF, said party of the first part has caused its corporate sear to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,

as successor trustee as aforesaid

Harriet Denisewicz

Trust Officer

State of Illinois

\$\$.

County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of CHICACO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal his 12th day of December, 2013.

PROPERTY ADDRESS 6701-03 S. Parnell Avenue Chicago, Illinois 40624

LIDIA MARINCA NOTARY PUBLIC, STATE OF LLINOIS My Commission Expires 04/30/201

This instrument was prepared by: Harriet Demsewicz CHICAGO TITLE LAND TRUST COMPANY 10 South LaSalle Street Suite 2750 Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Robert Solikuff

ADDRESS 330 N. Wabash #1700

CITY, STATE, ZIP CODE Chicago, IL Gobil

SEND TAX BILLS TO:

JeffBV-Commercial, LLC address 180 N. LeSalle ,#2500 CITY, STATE, ZIP CODE Chicago, IL 60601

01/09/2014 REAL ESTATE TRANSFER \$0.00 CHICAGO \$0.00 CTA: \$0.00 TOTAL: 20-21-304-001-0000 | 20131201601993 | m73JSB

01/09/2014 REAL ESTATE TRANSFER \$0.00 COOK \$0.00 ILLINOIS: \$0.00 TOTAL: 20-21-304-001-0000 | 20131201601993 | TZA3LN

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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.

The grantee(s) or his/her agent affirms and perifies 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:

agent ef

Subscribed and sworn to before me by the said Agent

this 24 day of December,

 $\frac{2013}{}$

Natari Bullia

Authorized

OFFICIAL SEAL
PATRYK PIWINSKI
Notary Public - State of Illinois
My Commission Expires Apr 30, 2016

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.)