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Doc#: 1410634101 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2014 03:22 PM Pg: 1 of 6

This document prepared by,
and return after recording
to:

Adam R. Moreland
Chuhak & Tecson, P.C.
30 S. Wacker Dr., Suite 2600
Chicago, Illinois 60606

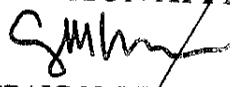
WARRANTY DEED

Judith L. Wilson individually ("Grantor"), in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a Deed in Lieu of Foreclosure Agreement of even date herewith ("Settlement Agreement") between Grantor and The Leaders Bank ("Lender") of 2001 York Rd., Suite 150, Oak Brook, Illinois, and the release of Grantor, to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain Promissory Note executed on July 31, 2006, in the original principal sum of \$250,000.00, ("Note"), that certain Mortgage securing said Note bearing even date thereof and recorded on August 16, 2006, as Document No. 0622836073, with the Recorder of Deeds of Cook County, Illinois ("Mortgage"), and other Loan Documents (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey to **The Leaders Bank** ("Grantee"), the real property commonly known as 1154 S. Highland., Oak Park, IL 60304, and legally described on Exhibit "A" attached hereto, together with all improvements thereon and easements and appurtenances thereto, subject only to the lien of the Mortgage and other Loan Documents (collectively, "Grantee's Loan Documents"), unpaid real estate taxes, easements, restrictions, and other matters of record, matters disclosed by a current survey of the real property and the improvements thereon.

Grantor does covenant, promise and agree to and with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited and that Grantor will **WARRANT AND DEFEND** the premises against all persons lawfully claiming by, through or under Grantor, but not otherwise, subject to the exceptions identified in Exhibit B, which is incorporated herein by reference.

This Warranty 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 appurtenances 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 thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

EXEMPTION APPROVED


CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

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Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and 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 Warranty Deed and the Settlement Agreement (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 as more fully set forth in the Settlement Agreement.

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 Warranty Deed shall not merge with or extinguish the lien of Lender's Loan Documents, or the interest of Lender 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 pursuant hereto shall remain subject to Lender's Loan Documents, and Lender's 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 Lender's Loan Documents shall be discharged by Lender through a recorded written instrument.

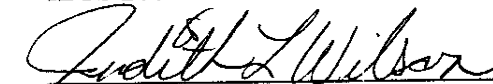
The execution and delivery of this Warranty Deed is and shall be construed as Lender's release of Grantors from any personal liability to the extent and as provided in the Settlement Agreement; provided, however, that the acceptance by Grantee of this Warranty Deed shall not prejudice, limit, restrict,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

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 18th day of February, 2014.



 JUDITH L. WILSON, individually


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



 Judith L. Wilson

Date: FEBRUARY 18, 2014

EXEMPTION APPROVED


 CRAIG M. LESNER, CFO
 VILLAGE OF OAK PARK

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EXHIBIT A


LEGAL DESCRIPTION

NORTH NINE (9) FEET OF LOT EIGHTY NINE (89); LOT NINETY (90) IN BEIFELD'S ADDITION TO SOUTH RIDGELAND, IN THE SOUTH WEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Commonly known as: 1154 S. Highland, Oak Park, IL 60304

P.I.N.: 16-17-326-003-0000

EXEMPTION APPROVED



**CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK**

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EXHIBIT B

TITLE EXCEPTIONS

- 1 GENERAL REAL ESTATE TAXES FOR 2011 2ND INSTALLMENT AND SUBSEQUENT YEARS.
- 2 MORTGAGE DATED JULY 31, 2006, AND RECORDED AUGUST 16, 2006, AS DOCUMENT 0622836073, MADE BY GREGORY G. WILSON TO THE LEADERS BANK TO SECURE A NOTE FOR \$250,000.00 AND THE TERMS AND CONDITIONS THEREOF.

EXEMPTION APPROVED

Craig M. Lesner

**CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK**

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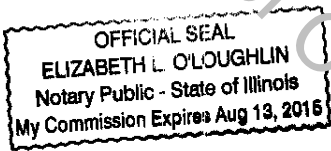
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her 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: 4/16/2014

By: Steven K. Federman

SUBSCRIBED and SWORN to before me this 16th day of April, 2014.



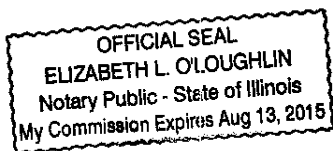
Elizabeth L. O'Loughlin
NOTARY PUBLIC
My commission expires: _____

The grantee or his/her 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.

Date 4/16/2014

By: Steven K. Federman

SUBSCRIBED and SWORN to before me this 16th day of April, 2014.



Elizabeth L. O'Loughlin
NOTARY PUBLIC
My commission expires: _____

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.]