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WARRANTY DEED IN LIEU OF FORCLOSURE



Doc#: 1411416023 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2014 10:32 AM Pg: 1 of 6

THE GRANTOR, DENIS J. DALY, JR., married to Eleanor M. Daly, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(s) and Warrant(s) to NB PAD HOLDINGS II, LLC, an Illinois limited liability company, all interest to and within the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: all Permitted Exceptions listed as Exhibit "B".

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-15-410-042-1006
Address(es) of Real Estate: 4169 W. Cullom Avenue, Unit 4171-3, Chicago Illinois 60641

Dated this 21 day of April, 2014.

DENIS J. DALY, JR.

DENIS J. DALY, JR.

ELEANOR M. DALY, signs this deed to waive her homestead and other rights, title, or interest, if any in the property described in attached Exhibit A.

ELEANOR M. DALY

REAL ESTATE TRANSFER	04/23/2014
	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00
13-15-410-042-1006 20140401605503 8QK6VG	

REAL ESTATE TRANSFER	04/23/2014
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00
13-15-410-042-1006 20140401605503 4LHPRW	

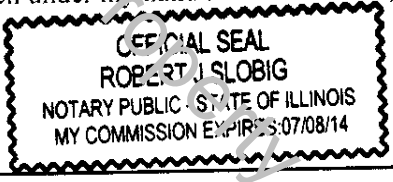
PROPERTY RECORDS TITLE 51002478
1012

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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DENIS J. DALY, JR. and ELEANOR M. DALY, are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as thier free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2 day of April, 2014.



Robert J. Slobig (Notary Public)

Prepared By: William J. Hurley, III
CROWLEY & LAIB, P.C.
221 N. LaSalle Street
Suite 1550
Chicago, Illinois 60601

Mail To:

William J. Hurley, III
221 N. LaSalle Street, Ste. 1550
Chicago, Illinois 60601

Exempt under provisions of Paragraph 
Section 3, City of Chicago Municipal Code
3-33-070, Real Estate Transfer Ordinance.

Send Tax Bills To:
NB Pad Holdings II LLC
2247 W. Lawrence Ave
Northbrook, IL 60062

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 4171-3 IN THE 4169 W. CULLOM OF CONDOMINIUMS ASSOCIATION, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN BLOCK 10 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER, SECTION 15 AND NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED 03/04/2010 AS DOCUMENT NUMBER 1006310016, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. No.: 13-15-410-042-1006

Commonly known as: 4169 W. Cullom Avenue, Unit 4171-3, Chicago, Illinois 60641

Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Mortgage dated February 25, 2010 and recorded March 11, 2010 as Document No. 1007029067 made by Denis J. Daly, Jr. to Ravenswood Bank to secure an indebtedness not to exceed the amount of \$360,000.00.
Assignment of Mortgage to Northbrook Bank and Trust Company recorded February 14, 2012 as Document No. 1204522024.
2. Assignment of Rents recorded March 11, 2010 as Document No. 1007029068 made by Denis J. Daly, Jr. to Ravenswood Bank.
Assignment of Assignment of Rents to Northbrook Bank and Trust Company recorded February 14, 2012 as Document No. 1204522024.
3. Judgment entered in case number 12L50307, a memorandum or copy of which was recorded March 27, 2012 as Document No. 1208722023, in favor of Northbrook Bank and Trust Company, as Successor in interest to the Federal Deposit Insurance Corporation, receiver for Ravenswood Bank against Eleanor M. Daly and Denis J. Daly, Jr. in the amount of \$201,037.65.
4. Judgment entered in case number 12L50306, a memorandum or copy of which was recorded March 27, 2012 as Document No. 1209722024, in favor of Northbrook Bank and Trust Company, as Successor in Interest to the Federal Deposit Insurance Corporation, receiver for Ravenswood Bank against Real Property Holdings, LLC and Denis J. Daly in the amount of \$181,596.05.
5. Judgment entered in case number 12L50308, a memorandum or copy of which was recorded March 27, 2012 as Document No. 1209722025, in favor of Northbrook Bank and Trust Company, as Successor in Interest to the Federal Deposit Insurance Corporation, receiver for Ravenswood Bank against Denis J. Daly, Jr. in the amount of \$183,166.42.
6. Judgment entered in case number 2013L050419, a memorandum or copy of which was recorded May 13, 2013 as Document No. 1313316038, in favor of Northbrook Bank and Trust Company, as successor in interest to the Federal Deposit Insurance Corporation, receiver for Ravenswood Bank against Denis J. Daly, Jr., et al in the amount of \$256,117.14.
7. Judgment entered in case number 2013L050420, a memorandum or copy of which was recorded May 13, 2013 as Document No. 1313316039, in favor of Northbrook Bank and Trust Company, as successor in interest to the Federal Deposit Insurance Corporation, receiver for Ravenswood Bank against Denis J. Daly, Jr., et al in the amount of \$227,656.66.
8. Judgment entered in case number 2012CH05063, a memorandum or copy of which was recorded July 18, 2013 as Document No. 1319919075, in favor of Northbrook Bank and Trust Company, as successor in interest to the Federal Deposit Insurance Corporation, receiver for Ravenswood Bank against Denis J. Daly, Jr., et al in the amount of \$220,612.39.
9. Judgment entered in case number 2012CH05062, a memorandum or copy of which was recorded July 18, 2013 as Document No. 1319919077, in favor of Northbrook Bank and Trust Company, as successor in interest to the Federal Deposit Insurance Corporation, receiver for Ravenswood Bank against Denis J. Daly, Jr., et al in the amount of \$216,727.15.

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10. Judgment entered in case number 2012CH05059, a memorandum or copy of which was recorded July 18, 2013 as Document No. 1319919078, in favor of Northbrook Bank and Trust Company, as successor in interest to the Federal Deposit Insurance Corporation, receiver for Ravenswood Bank against Denis J. Daly, Jr., et al in the amount of \$241,270.60
11. Conditions contained in deed from J. Christensen and wife to Adolph Raphel, dated November 5, 1913 and recorded as Document 5299975, that no buildings or extensions of any building shall be constructed nearer than 15 feet from west lot line and 3 feet from south line of said lot.
12. General real estate taxes not yet due and payable at the time of closing.
13. Terms, provisions, covenants and conditions established by the Declaration of Condominium Ownership recorded as Document No. 1006310016, limitations and conditions imposed by the Condominium Property Act.

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000
FAX: (312) 621-5033

STATEMENT BY GRANTOR AND GRANTEE

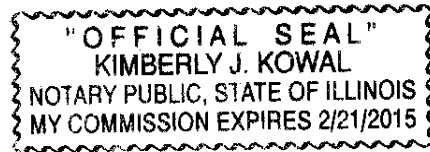
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated April 23, 2014 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the

said agent
this 23 day of April
2014.

Kimberly J. Kowal
Notary Public



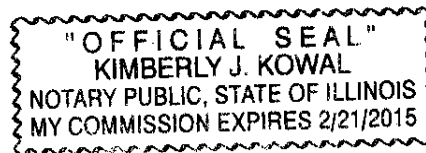
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated April 23, 2014 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the

said agent
this 23 day of April
2014.

Kimberly J. Kowal
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]