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Doc#: 1412022085 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/30/2014 03:27 PM Pg: 1 of 6

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QUIT CLAIM DEED IN LIEU OF FORECLOSURE

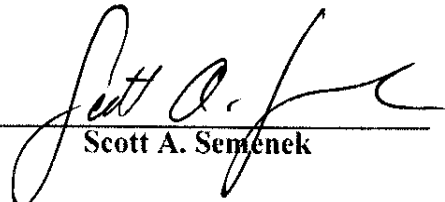
THIS INDENTURE WITNESSETH, that **ALBANY DICKENS, LLC**, an Illinois limited liability company ("Grantor"), **BARGAINS, SELLS, GRANTS and CONVEYS** to **WHEATON BANK AND TRUST COMPANY**, an Illinois banking corporation ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate and improvements in Cook County, Illinois, commonly known as 2100 N. Albany, Chicago Illinois, and more particularly described in the attached Exhibit A (the "Premises").

This conveyance is made by Grantor and accepted by Grantee subject to: (A) the lien of non-delinquent real estate taxes and assessments; (B) all easements, restrictions, covenants and conditions of record; (C) applicable zoning, building, land use and other governmental restrictions, laws, ordinances, rules and regulations; and (D) all matters that would be discovered or disclosed by a thorough inspection of the Premises and a survey of the Premises conforming to the Minimum Standard Detail Requirements for an ALTA/ACSM Land Title survey.

I HEREBY DECLARE THAT THE ATTACHED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (I), REAL ESTATE TRANSFER TAX ACT.

DATED: December 30, 2013

SIGNED:



Scott A. Semenek

This document prepared by, and return to:
Scott A. Semenek, Faegre Baker Daniels LLP
311 South Wacker Drive, Suite 4400,
Chicago, IL 60606

City of Chicago
Dept. of Finance
665634



Real Estate
Transfer
Stamp

4/30/2014 14:37

dr00193

\$0.00

Batch 7,998,371

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This Quit Claim Deed In Lieu of Foreclosure is an absolute conveyance of title in fact as well as form and is not intended as a mortgage, trust conveyance or security of any kind. It is expressly intended by Grantor and Grantee that this conveyance shall not extinguish or release any liens in favor of Grantee, as the successor in interest to Wheaton Bank, as mortgagee under that certain Mortgage dated July 18, 2008, which was recorded on July 24, 2008 as Document No. 0820633029, (the "Mortgage") and that certain Assignment of Rents which was recorded on July 24, 2008 as Document No. 0820633030 ("Assignment") in the Office of the Recorder for Cook County, Illinois, or any of the other documents evidencing or securing the indebtedness which is secured by the Mortgage or executed in connection therewith (the "Loan Documents"), or operate as, constitute or affect the merger of the Loan Documents or the liens created or granted thereunder into the fee simple interest conveyed hereby.

It is further expressly intended by Grantor, Grantee and Relu Stan, an individual (the "Guarantor") that this conveyance shall not release Guarantor or Grantor from any obligations nor extinguish any liabilities of Guarantor and Grantor under the Mortgage, the Assignment and that certain Commercial Guaranty executed by Guarantor dated July 18, 2008 ("Guaranty"). Grantor and Guarantor shall remain liable under the Mortgage, the Assignment, the Guaranty and all of the other Loan Documents from this date forward as if the conveyance contemplated herein never occurred. Guarantor and Grantor acknowledge their agreement to the foregoing and their continuing obligations hereunder by executing this Quit Claim Deed in Lieu of Foreclosure below.

(Remainder of page intentionally left blank)

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IN WITNESS WHEREOF, and pursuant to the terms of that certain Settlement Agreement of even date, Grantor has executed this Quit Claim Deed In Lieu of Foreclosure this 30th day of December, 2013.

Grantor:

ALBANY DICKENS, LLC,
an Illinois limited liability company

By:  _____

Printed: RELU STAN

Title: MANAGER

IN WITNESS WHEREOF, and pursuant to the terms herein, Guarantor has executed this Quit Claim Deed in Lieu of Foreclosure this 30th day of December, 2013.

Guarantor:


RELU STAN, an individual

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STATE OF IL)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for the above County and State, personally appeared Relu Stan, the manager of ALBANY DICKENS, LLC, an Illinois limited liability company, who acknowledged the execution of the foregoing Quit Claim Deed In Lieu of Foreclosure on behalf of said company, and who, having been duly sworn, stated that any representations contained therein are true.

WITNESS my hand and Notarial Seal this 9th day of ~~December~~, January 2014, 2013.


[SEAL] 

Monika Kinga David
Notary Public
Printed: Monika Kinga David

STATE OF IL)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for the above County and State, personally appeared RELU STAN, an individual, who acknowledged the execution of the foregoing Quit Claim Deed In Lieu of Foreclosure, and who, having been duly sworn, stated that any representations contained therein are true.

WITNESS my hand and Notarial Seal this 9th day of ~~December~~, January 2014, 2013.

[SEAL] 

Monika Kinga David
Notary Public
Printed: Monika Kinga David

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 15 AND 16 IN BLOCK 1 IN CLARKSON'S SUBDIVISION OF PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED SEPTEMBER 6, 1872 AS DOCUMENT NUMBER 54802, IN COOK
COUNTY, ILLINOIS.

2100 N. Albany, Chicago Illinois

PEIV 13-36-113-0414-0000

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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 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.

Albany Dickens LLC, an Illinois limited liability company

By: Margaret L. Gielczewski, Attorney
Expected submit for purposes of recording

Subscribed and sworn to before me
this 29th day of April, 2014



Margaret L. Gielczewski
Notary Public

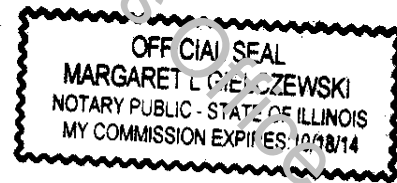
My commission expires: 10/18/14

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 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.

Wheaton Bank and Trust Company

By: Margaret L. Gielczewski
Its: Attorney

Subscribed and sworn to before me
this 29th day of April, 2014



Margaret L. Gielczewski
Notary Public

My commission expires: 10/18/14

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.