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Doc#: 1427929072 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2014 04:17 PM Pg: 1 of 5

QUITCLAIM DEED (In Lieu of Foreclosure)

GRANTORS,

PARTNERS FOR NEIGHBORHOOD GROUP, INC.

An Illinois Corporation, File No. 67089502

and

VARTAN SEFERIAN, individually

of 6740 Lakeridge, Long Grove, IL 60047, do hereby CONVEY and QUITCLAIM to

GRANTEE as successor assignee,

KSD PROPERTIES LLC, an Indiana Limited Liability Company

in lieu of foreclosure of the two (2) commercial secured promissory notes given by GRANTORS respectively to the TRUST AGREEMENT OF KENNETH S. DRENTH, KENNETH S. DRENTH, TRUSTEE and KENNETH DRENTH, individually and recorded as Document Number 1416847128 on 6/17/2014 and Document Number 1416847129 on 6/17/2014, all of the collective GRANTORS' right, title, and interest, present and future attained in and to the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent (Tax) Index Number: **29-10-102-032-0000**

(Formerly: 20-10-102-029-1001 thru 20-10-102-029-1055)

Address of Real Estate: **4725 South Michigan Ave., Chicago, IL 60615**

GRANTORS hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois, if any.

City of Chicago
Dept. of Finance
675762



Real Estate
Transfer
Stamp
\$0.00

10/6/2014 15:10

dr00193

Batch 8,872,552

Page 1

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. (a) and Cook County Ord. 00-027 par. E

Date: 10/7/14
[Signature]

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Grantor and Grantee acknowledge and agree that tender of this Deed and the recording of this Deed shall constitute acceptance by Grantee as Assignee of the secured notes of a Deed in Lieu of Foreclosure. Grantee further acknowledges and agrees that acceptance of this Deed in Lieu of Foreclosure shall relieve Grantors and any Guarantors of personal liability for the indebtedness owed Grantee, as more fully set forth in a written agreement of even date herewith between Grantor and Grantee.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 4th day of August 2014.

PARTNERS FOR NEIGHBORHOOD GROUP,
INC.

By: [Signature]
Vartan Seferian, its President

[Signature]
Vartan Seferian, Individually

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Vartan Seferian, individually and as President of Partners for Neighborhood Group, Inc., is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of August, 2014.

[Signature] Notary Public



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This instrument was prepared by Thomas Planera & Associates, Ltd. 195 West Joe Orr Road, Suite 200, Chicago Heights, IL 60411.

After Recorded Mail to:

Thomas Planera & Associates, Ltd.
195 W. Joe Orr Rd., #200
Chicago Heights, IL 60411

Send subsequent tax bills to:

KSD PROPERTIES LLC
7701 U.S. Hwy. 41
Scherverville, IN 46375

LEGAL TO FOLLOW

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LEGAL DESCRIPTION

THE NORTH 2.5 FEET OF LOT 18, ALL OF LOT 19, AND THE SOUTH 32.5 FEET OF LOT 20 (EXCEPT THE WEST 17 FEET OF SAID LOTS 18, 19, AND 20 TAKEN FOR WIDENING MICHIGAN AVENUE) IN BLOCK 1 IN ANNA PRICE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

[FORMERLY:

UNITS GA, 1A, 2A, 3A, 4A, GB, 1B, 2B, 3B, 4B, GC, 1C, 2C, 3C, 4C, GD, 1D, 2D, 3D, 4D, 1E, 2E, 3E, 4E, 1F, 2F, 3F AND 4F IN THE 4725 S. MICHIGAN AVENUE CONDOMINIUMS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0634118073 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.]

Permanent (Tax) Index Number: **29-10-102-032-0000**

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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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10-6, 2014

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 6 day of OCTOBER, 2014



Notary Public Harold Knutson

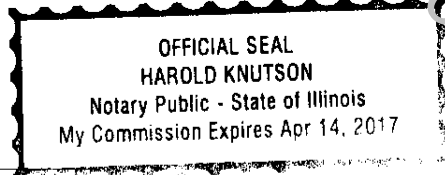
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 10-6, 2014

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 6 day of OCTOBER, 2014



Notary Public Harold Knutson

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.)