

UNOFFICIAL COPY

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that the GRANTOR, DONALD L. SMITH, for and in consideration of the Agreement for Deed In Lieu of Foreclosure of the Grantee, the sum of TEN and NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, hereby

GRANTS, TRANSFERS, CONVEYS and WARRANTS to JEFF BV - COMMERCIAL, LLC, an Illinois limited liability company address is 7936 S. Cottage Grove, Chicago, Illinois 60619, as nominee of Urban Partnership Bank, as successor in interest to the FDIC, Receiver for SHOREBANK ("Lender"), in lieu of foreclosure of the Mortgage dated July 13, 2007, and recorded with the Cook County Recorder of Deeds ("Recorder") on July 27, 2007, as document number 0720801158, and assigned to Urban Partnership Bank by Assignment of Mortgage recorded by the Recorder on March 3, 2015, as document number 1506219063, given by Grantor in favor of Lender and in settlement of that certain loan by Lender to Grantor secured by this parcel of real property, which loan was evidenced by certain Promissory Notes and related Loan Agreement each dated July 13, 2007, as thereafter from time to time renewed, extended, amended and replaced, all of Grantor's right, title and interest in and to the real estate situated in the County of Cook, State of Illinois described in Exhibit A attached hereto and incorporated herein by reference.

Subject to: Permitted Exceptions (as defined in the Agreement referenced below).

Grantor and Grantee acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure. Grantor further acknowledges and agrees that, Grantor delivered this Deed pursuant to the Agreement for Deed in Lieu of Foreclosure dated April 10th, 2015 ("Agreement"), by and between the parties thereto.

Common address: 4800 S. Chicago Beach Drive, Apt. 212 N, Chicago, Illinois 60615

PIN: 20-12-100-003-1261

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

Donald L. Smith
Donald L. Smith

Date: April 10, 2015


CCRD REVIEWED



Doc#: 1510619062 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2015 10:48 AM Pg: 1 of 4

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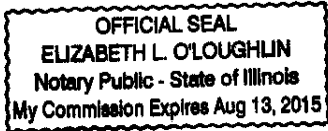
IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this 10th day of April, 2015.

Donald L. Smith
Donald L. Smith

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Donald L. Smith, and 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 and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said Donald L. Smith, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of April, 2015.



Elizabeth O'Loughlin
NOTARY PUBLIC

My commission expires: 8-13-15

This instrument was prepared by and after recording mail to:

Amy T. Grace
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Send tax bills to:

JEFF BV - COMMERCIAL, LLC
P.O. Box 19260
Chicago, IL 60619-0260

It is acknowledged by the Grantor that Grantee is the nominee of Urban Partnership Bank

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EXHIBIT "A" LEGAL DESCRIPTION


UNIT NUMBER 212-N IN THE NEWPORT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCK 1 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT 'A' IN BEACH HOTEL CO'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY LINE OF SAID BLOCK) (SAID PARALLEL LINE BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 1,568.16 FEET CONVEX SOUTHWESTERLY) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24730609, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Common address: 4800 S. Chicago Beach Drive, Apt. 212 N, Chicago, Illinois 60615

PIN: 20-12-100-003-1261

City of Chicago
 Dept. of Finance
 685890
 4/15/2015 11:01
 dr00155



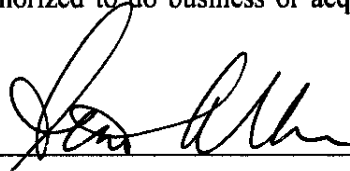
Real Estate
 Transfer
 Stamp
 \$0.00
 Batch: 9707,731

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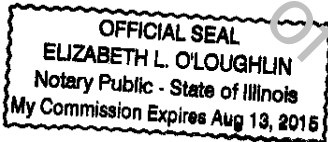
STATEMENT BY GRANTOR AND GRANTEE

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: April 16th, 2015

By: 

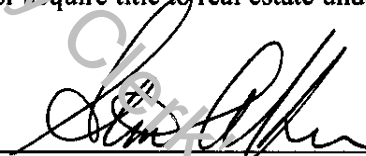
SUBSCRIBED and SWORN to before me this 16th day of April, 2015.



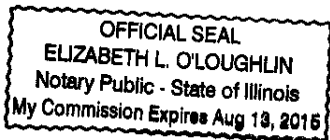

NOTARY PUBLIC
My commission expires: 8-13-15

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: April 16, 2015

By: 

SUBSCRIBED and SWORN to before me this 16th of April, 2015.




NOTARY PUBLIC
My commission expires: 8-13-15

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.]