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WARRANTY DEED IN LIEU OF FORECLOSURE



Doc#: 1523119159 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2015 03:32 PM Pg: 1 of 5

KNOW ALL MEN BY THESE PRESENTS that GRANTOR, ONE EXECUTIVE COURT, LLC, an Illinois limited liability company, for and in consideration of the forbearance 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, does

hereby GRANT, TRANSFER, CONVEY and WARRANT to GRANTEE, ASSOCIATED BANK, N.A. of 16 N. Spring Street, Elgin, IL 60120 in lieu of foreclosure of the Mortgage dated March 15, 2011, and which was recorded with the Cook County Recorder of Deeds ("Recorder") on March 17, 2011 as document number 1107655023 given by Grantor in favor of Grantee, and settlement of that certain loan by Grantee to Grantor secured by this parcel of real property, which loan was evidenced by a certain Promissory Note and related Loan Documents each dated March 15, 2011, 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.

Grantor and Grantee acknowledge and agree that this Deed constitutes a Deed-in-Lieu of Foreclosure. Grantor further acknowledges and agrees that, provided Grantor also fully complies with the terms of the Settlement and Deed-in-Lieu of Foreclosure Agreement dated July 16, 2014 ("Agreement") by and between the parties thereto, then the Grantor shall be relieved of the liability only for loan as described in the Agreement to the extent and as specifically set forth in the Settlement Agreement and only upon the Grantee's acceptance of this Deed in Lieu of Foreclosure in accordance with the terms and conditions set forth in the Settlement Agreement; provided however, that upon the occurrence of an Agreement Default (as defined in the Agreement) the Agreement shall be deemed to constitute an instrument executed contemporaneously (notwithstanding the date of this Deed, the date of recording of this Deed or the Effective Date of the Agreement) with the execution of the Deed by the Borrower and Guarantor (as defined in the Agreement) in which they each agree that they are NOT fully relieved of personal liability for a deficiency, as described and set forth in 735 ILCS 5/15-1401, or as otherwise permitted under applicable law. This Deed does not relieve Grantor or any other person of any liability as to any other loan facility provided by Grantee or Lender to Grantor whatsoever or from the terms and conditions of the Agreement.

Parcel ID Numbers: 01-35-200-032-1001 and 01-35-200-032-1002

Property Address: 1 Executive Court, Suites 1 and 2, South Barrington, Illinois 60010

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

ONE EXECUTIVE COURT LLC, an Illinois limited liability company

By: *Sheri Merchant*
Name: *Sheri Merchant*
Its: *Member*

IN WITNESS WHEREOF, the undersigned have hereunto set its hand and seal this *16th* day of *July*, 2014.

BORROWER:

ONE EXECUTIVE COURT LLC, an Illinois limited liability company

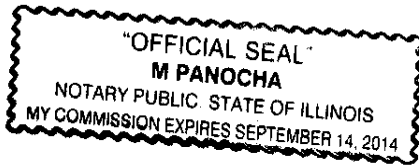
By: *Sheri Merchant*
Name: *Sheri Merchant*
Its: *Member*

STATE OF *IL*
COUNTY OF *COOK*)
)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Sheri Merchant*, personally known to me to be a *Member* of ONE EXECUTIVE COURT LLC, an Illinois limited liability company, and 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, and as the free and voluntary act of the Borrower.

Given under my hand and official seal, this *16th* day of *July*, 2014

Notary Public: *M. Panocha*
My commission expires: *09/14/2014*



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This instrument was prepared by and
after recording mail to:

Kevin R. Purtill
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Send tax bills to:

Associated Bank, N.A.
16 N. Spring Street
Elgin, IL 60120

Property of Cook County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL ONE:

UNITS 1 AND 2, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SOUTH BARRINGTON EXECUTIVE CENTER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED FEBRUARY 11, 2004, AS DOCUMENT NO. 0404222092, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL TWO:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE AS DELINEATED ON THE PLAT OF SOUTH BARRINGTON EXECUTIVE CENTER RECORDED AS DOCUMENT NO. 00520062 AND AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT NO. 00966950.

Commonly known as: 1 Executive Court, Suites 1 & 2, South Barrington, IL 60010

PINs: 01-35-200-032-1001 and 01-35-200-032-1002

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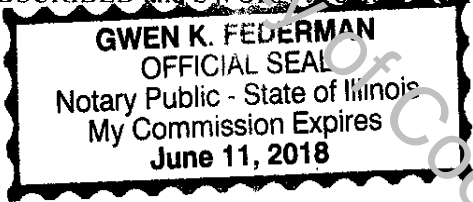
STATEMENT BY GRANTOR AND GRANTEE

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: August 19, 2015

By: *Eliot O'Young*

SUBSCRIBED and SWORN to before me this 19th day of August, 2015.



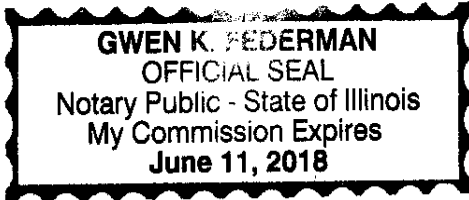
Gwen K. Federman
NOTARY PUBLIC
My commission expires: *June 11, 2018*

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: August 19, 2015

By: *Eliot O'Young*

SUBSCRIBED and SWORN to before me this 19th day of August, 2015.



Gwen K. Federman
NOTARY PUBLIC
My commission expires: *June 11, 2018*

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.]