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WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that the GRANTOR, 144 S ARLINGTON HEIGHTS ROAD LLC, an Illinois limited liability company, for and in consideration of 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 acknowledge it, hereby GRANTS, TRANSFERS,



Doc#: 1615413060 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 06/02/2016 02:56 PM Pg: 1 of 4

CONVEYS and WARRANTS to Grantee RIDGESTONE BANK ("Lender"), in lieu of foreclosure of that certain Real Estate Mortgage, Security Agreement, Assignment of Leases and Rents, and Financing Statement dated November 11, 2012, and recorded with the Recorder of Deeds of Cook County, Illinois on November 13, 2012, as document number 1231854010, given by Grantor in favor of Lender, ail 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.

Commonly known as: 144 S. Arlington Heights Pord, Arlington Heights, IL 60005

PIN: 03-32-103-022-0000

Grantor and Grantee further 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 Forbearance, Loan Modification and Deed In Lieu of Foreclosure Agreement dated Feb. 121th, 2016, ("Agreement") by and between the Grantor and Lender. Grantor shall not be relieved of any personal liability or deficiency to RIDGESTONE BANK.

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

The Orange Date: Feb 19, 2016.

2773393/2/19918/58412

CCRD REVIEW

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IN WITNESS WHEREOF, the und	lersigned have hereunto set their hand and seal this
	144 S ARLINGTON HEIGHTS ROAD LLC, an Illinois limited liability company
	By: Roma L
	Name: Rania Aleem
	Its: Member
0000	
STATE OF ILLINOIS)	
) SS.	
COUNTY OF Cook) SS.	
	a control of the cont
	for said County, in the State aforesaid, DO HEREBY
CERTIFY that Ranta Aleem, personally and	own to me to be the Member of 144 S ARLINGTON
name is subscribed to the foregoing instri	liability company, and is the same individual whose ment, appeared before me this day in person, and
acknowledged that he signed sealed and de	elivered the said instrument as his free and voluntary
act and as the free and voluntary act of said	entity for the uses and purposes therein set forth.
<u>, , , , , , , , , , , , , , , , , , , </u>	
	4
Given under my hand and official seal this	19th day of te bruary, 2016.
	Delua li Suidu
OFFICIAL SEAL	NOTARY PUBLIC
DEBRA A SNIDËR	
NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/01/19	My commission expires: 12/11/14
	NOTARY PUBLIC My commission expires: 10/1/14
	Cand tay kills to
This instrument was prepared by	Send tax bills to:
and cording mail to:	
Andrew L. Glubisz, Esq.	Ridgestone Bank
Chuhak & Tecson, P.C.	10 N. Martingale Road, Suite 100
30 S. Wacker Drive, Suite 2600	Schaumburg, IL 60173
Chicago, Illinois 60606	

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING 5 CHAINS AND 16 2/3 LINKS SOUTH OF THE NORTH EAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION IN CENTER OF ROAD; RUNNING THENCE SOUTH ALONG CENTER OF ROAD 77 FEET; THENCE WEST 2 CHAINS AND 40 LINKS; THENCE SOUTH 77 FEET; THENCE EAST 2 CHAINS AND 40 LINKS AND THENCE 77 FEET TO THE NORTHEAST CORNER OF SAID TRACT. IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EASTERLY 3.05 FEET OF THE WEST 1/2 OF THAT PART OF T HE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 432, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF THE ROAD 418 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, THENCE WEST 4.80 CHAINS, THENCE SOUTH 7/F3FT, THENCE EAST 4.80 CHAINS, THENCE NORTH 77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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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: June 2, 2016	By: Elfet Ohong
SUBSCRIBED and SWOR N to before me this 2 nd da DIAMAN SOYER OFFICIAL SFAL Notary Public - St. a on Winols My Commission in Expl. es My Commission in Expl. es November 3, 2018	NOTARY PUBLIC My commission expires:
0/	

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: June 2, 2016

by. The state of t

SUBSCRIBED and SWORN to before me this 2nd day of June,, 2016.

DIANA M. BOYER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
November 30, 2016

NOTARY PUBLIC

My commission expires:

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.]