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WARRANTY DEED IN LIEU OF FORECLOSURE



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

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 acknowledged, hereby GRANTS, TRANSFERS,

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, 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.

Commonly known as: 144 S. Arlington Heights Road, 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 19th, 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 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Karen A. Yarbrough
Grantor or Agent

Date: Feb 19, 2016.

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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 THE 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 77 FEET, 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: Elmer Long

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



Diana M. Boyer
NOTARY PUBLIC
My commission expires: _____

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: Elmer Long

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



Diana M. Boyer
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.]