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Doc#: 1620218110 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2016 02:11 PM Pg: 1 of 6

QUIT CLAIM DEED

FIERRO REALTY PROPERTIES, LLC, an Illinois limited liability company, whose address is 1250 Lee Road, Northbrook, Illinois 60062 (Grantor) in consideration of the payment of ten and no/100ths Dollars (\$10.00), and the release of Grantor from personal liability for a money Judgment or deficiency judgment under that certain Promissory Note executed on July 23, 2009, in the principal sum of \$625,000.00 ("Note"), together with that certain Mortgage dated July 23, 2009 and securing said Note and recorded July 30, 2009

as Document No. 0921105250 ("Mortgage") and that certain Assignment of Rents dated July 23, 2009 4, 2009 and securing said the Note and recorded July 30, 2009 as Document No. 0921105251 ("Assignment of Rents") and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby sell, grant, and convey to **AMERICAN METRO BANK** the following described Real Estate situated in the Court of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 13-22-106-002-0000
13-22-106-003-0000
13-22-106-004-0000
13-22-106-005-0000

Common Addresses: 3841-53 N. Cicero Avenue, Chicago, Illinois 60640

Subject only to the lien of the Mortgage and other security documents (collectively, "Loan Documents").

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Quit Claim Deed is an absolute conveyance and grant of all of Grantor's right, title, and interest in the above-described real property and improvements thereon and easements and appurtenance thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having sold, granted, and conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto as Grantee for a fair and adequate consideration.

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Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered with the advice, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or written, other than this Quit Claim Deed (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law.

Grantor and Grantee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereon and easements and appurtenances thereto conveyed pursuant to this Quit Claim Deed shall not merge with or extinguish the lien of the Loan Documents, or the interests of Grantee or its successors' or assigns' thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to the Loan Documents, and the Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereon and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of the Loan Documents shall be discharged by Grantee through a recorded written instrument.

The execution and delivery of this Quit Claim Deed is and shall be construed as Grantee's release of Grantor from personal liability; provided, however, that the acceptance by Grantee of this Quit Claim Deed shall not prejudice, limit, restrict, or affect Grantee's or its successors' and assigns' claims of priority under the Loan Documents over and any other liens, charges, claims, or encumbrances of any kind whatsoever, or the validity and enforceability of the Loan Documents except as set forth herein.

REAL ESTATE TRANSFER TAX		20-Jul-2016	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
13-22-106-002-0000		20160701634416 0-751-959-360	

REAL ESTATE TRANSFER TAX		20-Jul-2016	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
13-22-106-002-0000		20160701634416 1-532-099-904	

* Total does not include any applicable penalty or interest due.

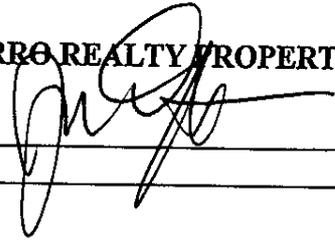
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IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the 28TH day of JUNE, 2016.

GRANTOR

FIERRO REALTY PROPERTIES, LLC

By: _____
Its: _____



Exempt from State of Illinois Real Estate Transfer Tax pursuant to 35 ILCS 200/31-45(l)

By: _____
Dated: 6/29/2016

PREPARED BY AND MAIL TO:

Sheryl A. Fyock
Latimer LeVay Fyock LLC
55 West Monroe Street, Suite 1100
Chicago, IL 60603

MAIL TAX BILLS TO:

American Metro Bank
Attn: Patrick McShane, CEO and President
4378 North Broadway
Chicago, IL 60640

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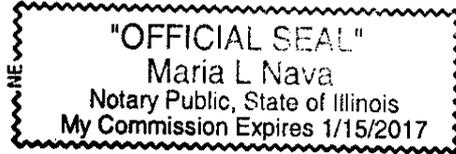
State of Illinois)
)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Paul Gutu, not individually, but as the Manager of Fierro Realty Properties, LLC, an Illinois limited liability company, 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 herein set forth.

Given under my hand and official seal this 28th day of June, 2016.

Maria L Nava
Notary Public

Commission expires: _____



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STATEMENT BY GRANTOR/GRANTEE

The **Grantors** or their agents affirms that, to the best of her 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.

Dated: as of June 28, 2016

Signature: Suzann J. Meyer

Subscribed and sworn to before me
this June 28, 2016

Maria L Nava
Notary Public



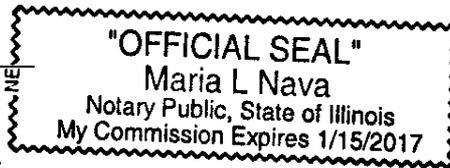
The **Grantee** or their agent affirms and verifies that the name of the **Grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

Dated: as of June 28, 2016

Signature: Suzann J. Meyer

Subscribed and sworn to before me
this June 28, 2016

Maria L Nava
Notary Public



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.)

