

# UNOFFICIAL COPY

## DEED IN LIEU OF FORECLOSURE (ILLINOIS)

### PREPARED BY AND MAIL TO:

Vincent Borst, Esq.  
Robbins, Salomon & Patt, Ltd.  
180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60601



Doc# 1632810042 Fee \$46.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/23/2016 01:32 PM PG: 1 OF 5

*This space reserved for Recorders use only.*

The Grantor, **HELEN PANIGIRAKIS, NOT INDIVIDUALLY, BUT AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF EMMANUEL PANIGIRAKIS**, deceased (Case No. 15P3109), with an address of 4953 OAKTON ST., #603, SKOKIE, IL, by virtue of letters testamentary issued to her by the CIRCUIT COURT OF COOK COUNTY, STATE OF ILLINOIS, and in exercise of the power of sale granted to her, and in consideration of Ten and No/100 (\$10.00) Dollars, and for other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to LILY POND LLC C SERIES, an Illinois series limited liability company, ("**Grantee**"), with its principal place of business at 180 North LaSalle Street, 3<sup>rd</sup> Floor, Chicago, Illinois, all of Grantor's interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: described on **Exhibit A** (the "**Real Estate**") which is attached hereto and made a part hereof.

GRANTOR AND GRANTEE STATE THAT IT IS THEIR EXPRESS INTENTION THAT GRANTEE'S INTEREST IN THE REAL ESTATE SHALL NOT MERGE WITH OR EXTINGUISH THE INTEREST OF GRANTEE UNDER ANY LOAN DOCUMENTS, BUT WILL BE AND REMAIN AT ALL TIMES SEPARATE AND DISTINCT, THAT THE REAL ESTATE CONVEYED PURSUANT HERETO SHALL REMAIN SUBJECT TO ANY SUCH LOAN DOCUMENTS, AND THAT THE LIENS AND SECURITY INTERESTS OF GRANTEE (AS THE LENDER) IN THE REAL ESTATE CREATED BY SUCH LOAN DOCUMENTS SHALL BE AND REMAIN AT ALL TIMES VALID AND CONTINUOUS LIENS AND SECURITY INTERESTS IN THE REAL ESTATE.

Exempt under provisions of Paragraph L, Section 4, of the Illinois Real Estate Transfer Act 35 ILCS 200/31-45.

11.07.16  
Date

Helen Panigirakis  
Grantor, Grantee or Representative

DATED this 7<sup>th</sup> day of November, 2016.

S Y  
P 566  
S N  
SC X  
INT 10  
VC

CTFO/LSAL/2959502/FB

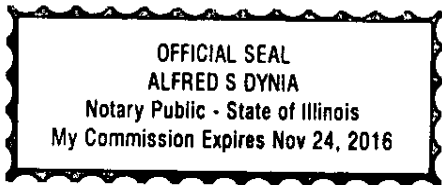
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By: *Helena Panigirakis*  
**HELEN PANIGIRAKIS**, not individually,  
but as Independent Administrator of the  
Estate of Emmanuel Panigirakis

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, *Alfred S. Dynia*, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **HELEN PANIGIRAKIS**, not individually, but as Independent Administrator of the Estate of Emmanuel Panigirakis, 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 she signed and delivered said instrument, as her free and voluntary act as the Independent Administrator of the Estate of Emmanuel Panigirakis and as the fee and voluntary act of such estate, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this *7th* day of November, 2016.



*[Signature]*  
**NOTARY PUBLIC**

My Commission Expires: *11/24/16*

**NAME AND ADDRESS OF TAXPAYER:**

*Byline Bank*  
*180 N. LaSalle Street, Suite 925*  
*Chicago, IL 60601*  
*Attn: Terrence Connor*

REAL ESTATE TRANSFER TAX		22-Nov-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-27-402-046-0000 | 20161101679926 | 0-210-841-792

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

REAL ESTATE TRANSFER TAX		22-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-27-402-046-0000 | 20161101679926 | 1-645-555-904

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 14, 20 AND 21 TAKEN TOGETHER AS A SINGLE TRACT OF LAND IN OWNER'S DIVISION OF HEALY INDUSTRIAL DISTRICT COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE OF SAID COOK COUNTY ON JULY 25, 1925 AS DOCUMENT 8986164 DESCRIBED AS FOLLOWS:: BEGINNING AT THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH 0 DEGREES 20 MINUTES AND 44 SECONDS EAST ON THE WEST LINE OF SAID LOTS 14, 20, AND 21, ALSO BEING THE EAST LINE OF NORTH KILDARE AVE., A DISTANCE OF 239.09 FEET TO THE SOUTHWEST CORNER OF LOT 14; THENCE SOUTH 90 DEGREES EAST ON THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 247.90 FEET TO A POINT OF CURVE; THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID LOT 14 BEING A CURVED LINE TO THE RIGHT AND HAVING A RADIUS OF 366.25 FEET A DISTANCE OF 98.11 FEET TO THE NORTHEAST CORNER OF A BRICK BUILDING, THE CHORD OF SAID CURVED LINE BEING 97.81 FEET HAVING A BEARING OF SOUTH 82 DEGREES 19 MINUTES 52 SECONDS EAST; THENCE SOUTH 83 DEGREES 00 MINUTES 36 SECONDS EAST A DISTANCE OF 74.62 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 14, SAID POINT BEING 116.77 FEET WESTERLY OF AND AT RIGHT ANGLES TO THE STRAIGHT PORTION OF THE EASTERLY LINE OF SAID LOT 21; THENCE NORTH 20 DEGREES 08 MINUTES 51 SECONDS WEST PARALLEL TO THE SAID EASTERLY LINE OF LOT 21 A DISTANCE OF 146.16 FEET TO A POINT ON A LINE 124.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 21; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST A DISTANCE OF 114.76 FEET TO A POINT ON A LINE 254.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 21; THENCE NORTH 0 DEGREES 20 MINUTES 44 SECONDS WEST ON THE LAST DESCRIBED LINE A DISTANCE OF 124.0 FEET TO THE NORTH LINE OF SAID LOT 21; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST A DISTANCE OF 254.50 FEET TO THE POINT OF BEGINNING.

#### PARCEL 1A:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DOCUMENT RECORDED DECEMBER 30, 1926, AS DOCUMENT 9508465, AS AMENDED BY DOCUMENT RECORDED MAY 23, 1945, AS DOCUMENT 13514049 OVER THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND 14 FEET 9 INCHES WIDE, LYING EAST OF AND ADJOINING THE NORTH 116 FEET OF THAT PART OF LOT 21 DESCRIBED IN PARCEL 1.

#### PARCEL 2:

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LOTS 20, 21, 22 AND 23 IN BLOCK 3 IN J.E. WHITE'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/2 LYING WEST OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4249 WEST DIVERSEY AND 4308-4314 WEST DIVERSEY, CHICAGO, ILLINOIS 60639

PINs: 13-27-225-035-0000

13-27-225-036-0000

13-27-225-037-0000

13-27-225-038-0000

13-27-402-046-0000

Property of Cook County Clerk's Office

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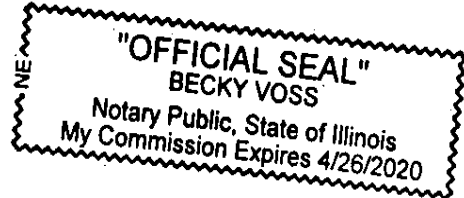
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/18, 2016

[Signature]  
Signature  
Cheryl Brady  
Print Name



Subscribed and sworn to before me this 18<sup>th</sup> of November, 2016.

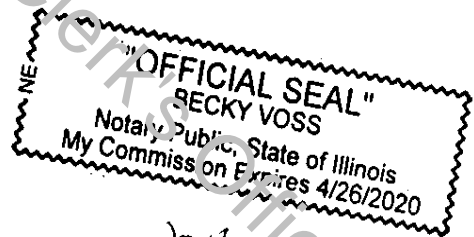
[Signature]  
Notary Public

The grantee or his 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/18, 2016

[Signature]  
Signature  
Cheryl Brady  
Print Name



Subscribed and sworn to before me this 18<sup>th</sup> of November, 2016.

[Signature]  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.