

UNOFFICIAL COPY



TRUSTEE'S DEED

This indenture made this 28<sup>th</sup> day of December, 2016 between- MARQUETTE BANK, an Illinois Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 24<sup>th</sup> day of May 2006, and known as Trust Number 17978, party of the first part, and

Doc# 1702545094 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/25/2017 03:29 PM PG: 1 OF 3

---RODINA HOLDINGS 3, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY---

Whose address is 640 N. LaSalle Street, Suite 638, Chicago, Illinois 60654, party of the second part, Witnesseth, That said party of the first part in consideration of the sum of TEN and No/100 Dollars AND OTHER GOOD AND VALUABLE consideration in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois:

The North 3.67 Feet of Lot 22, all of Lot 23 and all of Lot 24 in Block 1 in N. Lancaster's Subdivision of the West 1/2 of the Southwest 1/4 of Section 22, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No.: 20-22-302-001-0090

Address of Property: 6705-07 S. Michigan /101-115 E. Marquette Road, Chicago, Illinois 60637 together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and Assistant Secretary, the day and year first above written.

MARQUETTE BANK

By: Brenda Peckert Trust Officer

Attest: Assistant Secretary

State of Illinois SS
Cook of Cook

I, the undersigned, a Notary Public, in and for the County of and State, do hereby certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notary Seal the 28<sup>th</sup> day of December, 2016.

Cherice Hoard Notary Public

AFTER RECORDING, PLEASE MAIL TO:

640 N LaSalle #638
Chicago, IL 60654



INSTRUMENT WAS PREPARED BY:

Joyce A. Madsen, Marquette Bank
953 West 143rd Street
Orland Park, Illinois 60462

CCRD REVIEWER Raroto


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This Deed is given with reference to: That certain senior secured loan made by Grantee as successor by assignment from Rodinia Holdings 6, LLC, an Illinois limited liability company ("Intermediate Lender"), successor by assignment from RBS Citizens, N.A. d/b/a Charter One, successor by merger with Charter One Bank, N.A. ("Original Lender"), as original payee, to Grantor in the original principal amount of One Million Two Hundred Sixty-Five Thousand and XX/100 Dollars (\$1,265,000) as evidenced by that certain One Year Adjustable Term Note dated June 5, 2006 (the "Note") executed by Grantor and other parties in favor of Grantee (as endorsed by Original Lender to Intermediate Lender and Intermediate Lender to Grantee), and secured by, among other things, that certain Commercial Mortgage, Security Agreement, and Assignment of Leases and Rents dated of even date with the Note executed by the Land Trust in favor of Original Lender and recorded with the Cook County Recorder of Deeds ("Recorder") on June 14, 2006 as Document Number 0616504068 (the "Mortgage"), as assigned by Assignment of Mortgage and Assignment of Leases and Rents, from Original Lender to Intermediate Lender dated November "\_\_" (day omitted), 2011 and recorded with the Recorder on November 16, 2011 as Document Number 1132018080, and again from Intermediate Lender to Grantee by Assignment of Mortgage and Assignment of Leases and Rents dated November 20, 2012 and recorded with the Recorder on December 5, 2012 as Document Number 1214035047.

Execution, delivery and acceptance of this Deed shall not be construed to create or effectuate a merger of the Mortgage with the interest conveyed under this Deed. Grantee, its successors, and assigns shall retain and preserve the right to foreclose the lien of the Mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Deed. This Deed shall not operate to discharge such Mortgage or other documents securing the Note or evidencing the debt extended under the Note by merger or otherwise, and the lien of such Mortgage is hereby preserved in favor of Grantee, its successors and assigns.

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee/Grantor while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee/Grantor are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee/Grantor or for the purpose or with the intention of binding said Trustee/Grantor personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee/Grantor not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against MARQUETTE BANK, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee/Grantor in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

REAL ESTATE TRANSFER TAX  
 26-Jan-2017  
 COUNTY: 0.00  
 ILLINOIS: 0.00  
 TOTAL: 0.00  
 20-22-302-001-0000 | 20170101605610 | 1-403-137-216

REAL ESTATE TRANSFER TAX	26-Jan-2017
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

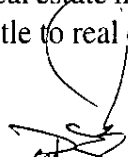
20-22-302-001-0000 | 20170101605610 | 0-880-106-688

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

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantor(s) 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.

  
\_\_\_\_\_  
Grantor or Agent

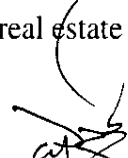
Dated: December 28, 2016

Subscribed and sworn to before me, this 28 day of December, 2016.

  
\_\_\_\_\_  
Notary Public

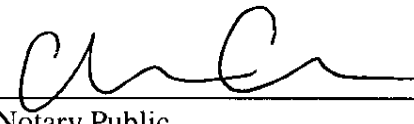


The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in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

  
\_\_\_\_\_  
Grantee or Agent

Dated: December 28, 2016

Subscribed and sworn to before me, this 28 day of December, 2016.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office