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Doc# 1908106169 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2019 03:57 PM PG: 1 OF 4

GIT# 41040765

Preparer

Information Kenneth Johnson 230 W. Monroe Street, Ste 1125, Chicago, IL 60606 (312) 541-9710

Individual's Name Street Address City Phone

Address Tax Statement: COLUMBIA DEVELOPMENT COMPANY, LLC; 9204 COLUMBIA AVENUE, MUNSTER, IN 46321.

WARRANTY DEED IN LIEU OF FORECLOSURE

The Grantor(s), Robert E. Hall, individually for property address of 16951 Shea Avenue, Hazel Crest, IL 60429, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between GRANTOR(S) and The Grantee, COLUMBIA DEVELOPMENT COMPANY, LLC, whose address is 9204 COLUMBIA AVENUE, MUNSTER, IN 46321, and the release of GRANTOR(S), and the (Mortgagee) PEOPLES BANK SB AS SUCCESSOR IN INTEREST TO FIRST PERSONAL BANK to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on October 24, 2008 in the principal sum of \$100,000.00 that certain Mortgage securing said Note bearing even date thereof and recorded on October 28, 2008 as Document No. 0830235081 in the County of Cook, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 36 AND THE NORTH 8 FEET OF LOT 37 IN BLOCK 2 OF ORCHARD RIDGE ADDITION TO SOUTH HARVEY, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

16951 SHEA AVENUE, HAZEL CREST, IL 60429

PIN No.: 29-30-123-045-0000

REAL ESTATE TRANSFER TAX

22-Mar-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-30-123-045-0030 | 20190301629281 | 1-502-330-272

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This Warranty Deed In Lieu of Foreclosure 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 appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, GRANTOR(S) having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

GRANTOR(S) further declare that (a) this property was used as an investment property and therefore not subject to any rights of homestead conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and 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 Warranty Deed In Lieu of Foreclosure and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property except for a lease agreement 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 as more fully set forth in the Settlement Agreement.

The execution and delivery of this Warranty Deed In Lieu of Foreclosure is and shall be construed as Grantee's release of GRANTOR(S) from any personal liability to the extent and as provided in the Settlement Agreement. This Warranty Deed In Lieu of Foreclosure maybe executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, GRANTOR(S) has executed this Warranty Deed In Lieu of Foreclosure as of the 5 day of March 2019.

GRANTOR(S):


ROBERT E. HALL

This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (L)

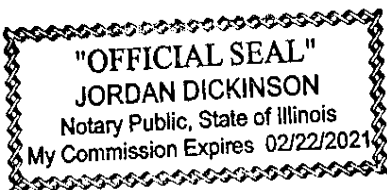
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STATE OF IL)

COUNTY OF Cook)

On this 5th day of March, 2019, before me personally appeared Robert E. Hall, individually to me known to be the person that executed the within Warranty Deed In Lieu of Foreclosure and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth.

Given under my hand and official seal, this 5th day of March, 2019.



Jordan Dickinson
Notary Public

My Commissions Expires: 2/22/21

Tax Statements for the real property described in this instrument should be sent to:

COLUMBIA DEVELOPMENT COMPANY, LLC.
9204 COLUMBIA AVENUE
MUNSTER, INDIANA 46321

**This document was drafted by
And is to be returned to:**
Kenneth J. Johnson
Johnson, Blumberg & Associates, LLC
230 West Monroe Street; Suite 1125
Chicago, IL 60606
DIL IL 18 4496

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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 title to real estate under the laws of the State of Illinois.

Dated 3-21-19

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Dan Hyma
dated 3-21-19



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 title to real estate under the laws of the State of Illinois.

Dated 3-21-19

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Dan Hyma
dated 3-21-19



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.