

# UNOFFICIAL COPY

## WARRANTY DEED IN LIEU OF FORECLOSURE

PREPARED BY AND AFTER  
RECORDING RETURN TO:

DiMonte & Lizak, LLC  
Attn: Paul A. Greco  
216 Higgins Road  
Park Ridge, IL 60068  
Attn: Paul A. Greco

01146-60022  
1.8.2

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563



Doc# 1908745027 Fee \$46.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2019 11:59 AM PG: 1 OF 5

*The above space for Recorder's Use Only*

THIS WARRANTY DEED IN LIEU OF FORECLOSURE ("Deed") is made as of the **25th day of February, 2019**, by **TRIAD CONSULTING GROUP LLC**, an Illinois limited liability company (the "Grantor"), having an address of 12504 Thornberry Drive, Lemont, IL 60439, to **BUDMAN HOLDINGS, LLC**, an Illinois limited liability company (the "Grantee") having an address of 2023 W. Pierce Ave., Chicago, IL 60622, as the nominee of **THE BUDMAN BUILDING, LLC**, an Illinois limited liability company, in lieu of foreclosure of the Mortgage dated as of **December 20, 2017** and recorded with the County Recorder of Deeds on **January 5, 2018**, as Document No. **1800546134**, together with all the amendments and modifications;

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject to all easements, restrictions, reservations, covenants, and conditions of record, as set forth on the Statement of Permitted Exceptions attached hereto as Exhibit "B";

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. This real estate property is not the Grantor's homestead property.

Execution, delivery and acceptance of this Deed shall not be construed to create or effectuate a merger of the mortgage lien held by The Budman Building, LLC, with the interest

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conveyed under this Deed. The Budman Building, LLC, its successors and assigns, shall retain and reserve the right to foreclose the mortgage lien of The Budman Building, LLC, against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Deed.

GRANTOR:

VILLAGE OF DOLTON  
 WATER/REAL PROPERTY TRANSFER TAX No. 22271  
 ADDRESS 4440 Dante  
 ISSUE 3-8-19 EXPIRED 4-6-19  
 AMT. 0.00  
 TYPE W.S.  
 \_\_\_\_\_  
 VILLAGE COMPTROLLER

TRIAD CONSULTING GROUP LLC, an Illinois limited liability company

By: [Signature]  
 Name: Romarez D. Moody  
 Its: Member and Manager

STATE OF ILLINOIS

COUNTY OF COOK

REAL ESTATE TRANSFER TAX		26-Mar-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

29-02-420-036-0000 | 20190301629536 | 1-085-083-040

I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that **Romarez D. Moody**, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the limited liability companies and corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of February 2019.

My Commission expires: 3-4-19

[Signature]  
 Notary Public

SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

Budman Holdings, LLC  
Attn: Leigh Ballen  
2023 W. Pierce Ave.  
Chicago, IL 60622



Exempt under provisions of Par. <sup>m</sup> ~~K~~, Sec. 200/31-45, Real Estate Transfer Tax Act. <sub>T.R.</sub>

[Signature]

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EXHIBIT "A" TO WARRANTY DEED IN LIEU OF FORECLOSURE

LEGAL DESCRIPTION OF PROPERTY

LOT 14 (EXCEPT THE NORTH 45 FEET THEREOF) AND THE EAST HALF OF THAT PART OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 14 AND EAST OF THE CENTER LINE OF SAID VACATED ALLEY EXTENDING, IN BLOCK 4 IN CALUMET TERRACE DELUXE FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 14446 DANTE AVENUE, DOLTON, IL 60419

P.I.N.: 29-02-420-036-0000

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## EXHIBIT "B" TO WARRANTY DEED IN LIEU OF FORECLOSURE

### STATEMENT OF PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2017, 2018, 2019 and subsequent years.
2. Mortgage dated 12-20-2017 and recorded 01-05-2018 as document number 1800546134, made by Triad Consulting Group, LLC, to The Budman Building LLC, to secure an indebtedness of \$105,000.00 and such other sums as provided therein.
3. Building setback line of 20.0 feet (from the East lot line) as shown on the plat of subdivision.
4. Rights of public or quasi-public utilities, if any, in the vacated street or alley described in Exhibit A.

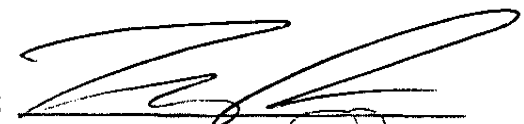
Property of Cook County Clerk's Office

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

Dated 3/26, 2019


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 26<sup>th</sup> day of March, 2019  
Notary Public Victoria A. Friel



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.

Date 3/26, 2019

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 26<sup>th</sup> day of March, 2019  
Notary Public Victoria A. Friel



**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.)