# WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that the GRANTOR, DRW SERVICES, INC., an Illinois corporation, for and in consideration of the forbearance of the Grantee, the sum of TEN and NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, does hereby GRANT, TRANSIER CONVEY and WARRANT TO GRANTEE, LILY POND LLC C SERIES, an Illinois limited liability company, as nominee of BYLINE BANK, 221 Illinois banking corporation, successor in interest to Ridgestone Bank, whose address is 10 N. Martingale Road, Suite 160,



Doc# 1927322152 Fee \$88.00

QHSP FEE:59.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/30/2019 03:11 PM PG: 1 OF 5

Schaumburg, IL 60173 ("Lender"), in lieu of foreclosure of that certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing Statement dated July 13, 2018, and recorded with the Cook County, Illinois Recorder of Decis on July 18, 2018, as Document No. 1819906018, given by Grantor and RLG & Son's, LLC, an Illinois limited liability company (collectively "Borrower"), in favor of Lender, and in partial settlement of that certain loan ("Loan"), by Lender to Borrower, secured by, among other things, this parcel of real property, which Loan is evidenced by that certain U.S. Small Business Administration Note and related Loan Agreement in the original principal amount of One Million One Hundred Thousand and 00/100 U.S. Dollars (\$1,100,000.00) dated December 30, 2013, from Borrower, among others, in favor of Lender, as thereafter from time to time renewed, extended, amended and replaced, all of Borrower's right, title and interest in and to the real estate, situated in the County of Cook, State of Illinois described in Exhibit A attached hereto and incorporated herein by reference.

Property Address: 2840 W. 167th Street, Markham, Illinois 60428

PINs: 28-24-310-021-0000; and 28-24-310-023-0000

Borrower and Grantee further acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure. Grantor further acknowledges and agrees that Grantor delivered this Deed pursuant to the Forbearance, Loan Modification and Deed In Lieu of Foreclosure Agreement dated effective as of October 26, 2018 ("Agreement"), by and between Borrower and Lenders among others. BORROWER AND GRANTOR SHALL NOT BE RELIEVED OF ANY PERSONAL LIABILITY OR DEFICIENCY TO LENDER.

	THIS IS NOT HOMESTEAD PROPERTY.
	In Witness Whereof, the undersigned has hereunto set their hand and seal this 1st day of, 2019.
	DRW SERVICES, INC. an Illinois corporation
	By:
	Name: Robert L. Gurin
	EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45 IF THE REAL ESTATE TRANSFER LAX LAW, 35 ILCS 200/31-45.
	Ox.
	DRW SERVICES, INC. an Illinois corporation
	By: Name: Robert L. Gurin Its: President
	Date: Curyost 1st , 2019
	STATE OF Florida ) ) SS.
	COUNTY OF Palm Beach
	I, the undersigned, a Notary Public in and for said County, in the State of HoriCa, DO HEREBY CERTIFY that Robert L. Gurin, individually and as President of DPW Services, Inc., an Illinois corporation, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument, as his free and voluntary act, and the free and voluntary act of said entity, for the uses and purposes therein set forth.
	Given under my hand and official seal, this 1st day of AUQUST, 2019.
	Notary Public: Star Alth
	My commission expires: 129 2 LISA MATTER
	Notary Public - State of Florida Commission # GG 058125
ES	TATE-TRANSFER TAX— 30-Sep-2019 My Comm Expires Jan 29-2021 COUNTY: 0.00
	ILLINOIS:0.00
- #	TOTAL: 0.00

28-24-310-021-0000

20190901604179 | 0-979-158-624

This instrument was prepared by and after recording mail to:

Evan Blewett Chuhak & Tecson, P.C. 30 S. Wacker Drive, Suite 2600 Chicago, Illinois 60606

Send tax bills to:

Lily Pond LLC C Series 10 N. Martingale Rd., Ste. 160 Schaumburg, IL 60173

**Water Stamp** 9-27-2019

2007 **EXEMPT** 

CITY OF MARKHAM CITY OF MARKHAM

**Water Stamp** 

- 27- 2019 EXEMPT Sound Clarks Office

2008

#### EXHIBIT A

#### LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 15 (EXCEPT THE WEST 7.64 FEET THEREOF) IN MARKHAM PARK INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 370 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTH 20 FEET OF LOT 14, (EXCEPT THE WEST) 27.65 FEET OF LOT 14) AND THAT PART OF THE WEST 7.64 FEET OF LOT 15 LYING IMMEDIATELY SOUTH OF A LINE 370 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 AFORESAID, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE CHIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST 7.64 FEET OF LOT 15 AND THAT PART OF LOT 14 (EXCEPT THE WEST 27.65 FECT) IN MARKHAM PARK INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH-WEST QUARTER OF SUBDIVISION OF PART OF THE SOUTH-WEST QUARTER OF SUBDIVISION OF A LINE 370 FEET NORTH OF A LINE 370 FEET OF THAT PART OF SAID LOTS 14 AN 1 15 LYING IMMEDIATELY SOUTH OF A LINE 370 FEET NORTH OF AND PARALLEL WITH THE SOUTH-WEST QUARTER OF SECTION 24 AFORESAID), IN COOK COUNTY, ILLIHO'S

1927322152 Page: 5 of 5

# **UNOFFICIAL COPY**

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: September 30, 2019

By: Elflet O hongh

SUBSCRIBED and SWORN to before me this 30th day of September, 2019.

OFFICIAL SEAL
LYNDA REUTHER
Notary Public - State of Illinois
My Commission Expires 2/19/2022

NOTARY PUBLIC

My commission expires: February 1

The grantee or his/her 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 but ness 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: September 30, 2019

By: Clfull brange

SUBSCRIBED and SWORN to before me this 30th day of September, 2019.

OFFICIAL SEAL
LYNDA REUTHER
Notary Public - State of Illinois
My Commission Expires 2/19/2022

NOTARY PUBLIC

My commission expires:

Lebruary 19, 2022

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 5 of the Illinois Real Estate Transfer Act.]

4827-0224-7756.1.03500.93407