

# UNOFFICIAL COPY

## 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, TRANSFER CONVEY and WARRANT TO GRANTEE, LILY POND LLC C SERIES, an Illinois limited liability company, as nominee of BYLINE BANK, an Illinois banking corporation, as successor in interest to Ridgestone Bank, whose address is 10 N. Martingale Road, Suite 160,

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 Deeds 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. 167<sup>th</sup> 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 Lender, among others. **BORROWER AND GRANTOR SHALL NOT BE RELIEVED OF ANY PERSONAL LIABILITY OR DEFICIENCY TO LENDER.**



\*1927322152\*

Doc# 1927322152 Fee \$88.00

RHSP 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



# UNOFFICIAL COPY

This instrument was prepared by and after recording mail to:

Send tax bills to:

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

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

Property of COOK County Clerk's Office

**CITY OF MARKHAM**

**CITY OF MARKHAM**

Water Stamp

Water Stamp

9-27-2019

9-27-2019

EXEMPT

EXEMPT

2007

2008

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## 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 THE SOUTHWEST 1/4 OF SECTION 24 AND PART OF THE EAST 1/2 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 THIRD 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 FEET) IN MARKHAM PARK INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 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, AFORESAID, (EXCEPTING THEREFROM THE NORTH 20 FEET OF THAT PART OF SAID LOTS 14 AND 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), IN COOK COUNTY, ILLINOIS.

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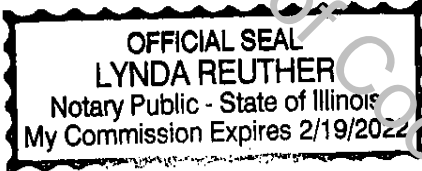
## STATEMENT BY GRANTOR AND GRANTEE

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: *Elphie O'Leary*

SUBSCRIBED and SWORN to before me this 30<sup>th</sup> day of September, 2019.



*Lynda Reuther*  
NOTARY PUBLIC

My commission expires: February 19, 2022

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 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: *Elphie O'Leary*

SUBSCRIBED and SWORN to before me this 30<sup>th</sup> day of September, 2019.



*Lynda Reuther*  
NOTARY PUBLIC

My commission expires: February 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.]