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Doc#: 2007746192 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/17/2020 12:52 PM Pg: 1 of 6

Dec ID 20200301631165
ST/CO Stamp 1-954-955-104 ST Tax \$165.00 CO Tax \$82.50

Trustee's Deed


This document was prepared by
Joji Takada
6336 N. Cicero; Suite 201
Chicago, Illinois 60646
When recorded return to:

(The Above Space for Recordors Use Only)

THIS TRUSTEE'S DEED, made this 6th day of March 2020, between Zane Zielinski, Chapter 7 Trustee of the bankruptcy estate of Cornerstone Capital, LLC, debtor, Bankruptcy Case Number 19-31306, filed in the Northern District of Illinois, pursuant to the attached *ORDER GRANTING TRUSTEE'S MOTION TO APPROVE SALE OF DEBTOR'S REAL ESTATE FREE AND CLEAR OF LIENS AND ENCUMBRANCES AND FOR OTHER RELIEF AND TO LIMIT AND SHORTEN NOTICE*, entered February 10, 2020, attached as Exhibit A (the "Order").

WITNESSETH, Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, does hereby transfer, grant, bargain, sell, alienate, remise, release, convey, quitclaim and confirm unto DNR PROPERTIES V, LLC, or its nominee ("Grantee"), the fee simple title and interest in the real estate described in the attached Exhibit B (the "Real Estate"), situated in the County of Cook and State of Illinois together with the tenements and appurtenances thereunto belonging or in any wise appertaining to.


IN WITNESS WHEREOF, the Grantor does hereunto set hand and seal the day and year first above written.



Zane Zielinski, Chapter 7 Trustee of the
bankruptcy estate of Cornerstone Capital, LLC,
debtor, Bankruptcy Case Number 19-31306,
filed in the Northern District of Illinois

Mailed to Return to:

DNR Properties V, LLC
16117 Labonde
Oak Forest, IL 60452

NO. 6752
AMOUNT 930.00
DATE 3-6-20
SOLD BY cm
REAL ESTATE TRANSFER TAX
The Village of
GLENWOOD


Chicago Title 20GSC130007LP SM 1 of 1

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jane Takada, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act as such Trustee for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 5th day of March, 2020.



[Signature]
Notary Public

My commission expires on 7/31/2023

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EXHIBIT A

See attached.

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UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
Eastern Division

In Re:) BK No.: 19-31306
)
CORNERSTONE CAPITAL, LLC,) Chapter: 7
) Honorable LaShonda Hunt
) Joliet
) Debtor(s))

ORDER GRANTING TRUSTEE'S MOTION TO APPROVE SALE OF DEBTOR'S REAL ESTATE FREE AND CLEAR OF LIENS AND ENCUMBRANCES AND FOR OTHER RELIEF AND TO LIMIT AND SHORTEN NOTICE

THIS MATTER COMING ON TO BE HEARD upon the motion (the "Motion") of Zane Zielinski, not individually but as Chapter 7 Trustee (the "Trustee") of the bankruptcy estate of Cornerstone Capital, LLC ("Cornerstone" or the "Debtor"), for entry of an order pursuant to 11 U.S.C. section 363(f), to sell the real estate commonly known as: (i) 19152 Saint Lawrence, Glenwood, IL; and (ii) 50 N Elm, Glenwood, IL (collectively, the "Real Estate") free and clear of interests, liens and encumbrances to DNR Properties V, LLC or its nominee (collectively, the "Buyer") for One-Hundred-Sixty-Five-Thousand Dollars (\$165,000) (the "Purchase Amount"); the Trustee having given seven days' notice to any party asserting an interest in the Real Estate and the Court being fully advised in the premises and having jurisdiction over this core proceeding;

IT IS HEREBY ORDERED:

1. The sale of the Real Estate for the Purchase Amount to the Buyer shall be free and clear of all interest, liens, claims, or encumbrances including, but not limited to, the liens of Lincolnway Community Bank ("LWCB") and any lien of Byline Bank, any fines issued against the Real Estate by Glenwood, IL; and any such interest, liens, claims, or encumbrances shall attach to the sale proceeds of the Real Estate and not the Real Estate;
2. The transfer of the Real Estate shall be free of any debts or liens recorded against the Real Estate, and the debts or liens shall be administered by the Trustee from the sale proceeds of the Real Estate;
3. The Trustee is authorized to modify certain non-material terms of the contract for the purchase of the Real Estate including the identity of the Title Company, Buyer, and the closing dates without further order of this Court;
4. The Trustee is authorized to execute any and all documents necessary to transfer the Real Estate to the Buyer, including but not limited to executing Trustee's Deeds transferring the Real Estate to the Buyer;
5. The settlement as detailed in the Motion between LWCB and the Trustee in which the Trustee is authorized to receive Seven-Thousand-Five-Hundred Dollars (\$7,500) of the Purchase Amount (the "Trustee's Carveout") is approved, and the Trustee is authorized to retain the Trustee's Carveout free and clear of any liens claims, or encumbrances;
6. The following fees and expenses are approved and the Trustee is authorized to pay from the

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proceeds of the sale of the Real Estate at closing the following common expenses: (i) any unpaid real estate taxes; (ii) the real estate commission of Eight-Thousand-Two-Hundred-Fifty Dollars (\$8,250) owed to Richard Gardella of Jameson Commercial Real Estate (collectively, the "Broker"); (iii) the usual and customary costs of closing the sale, including but not necessarily limited to, charges for title examination, recording, survey, utility reimbursement, transfer tax, city/village inspection fees, survey, and the real estate tax prorations; (iv) the Trustee's Carveout of \$7,500 to the Debtor's estate; and (v) all remaining net proceeds to be paid to LWCB in full and final satisfaction of the LWCB's liens as to the Real Estate;

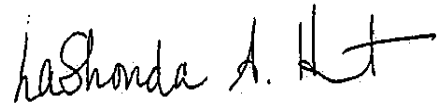
7. Pursuant to section 505 of the Bankruptcy Code, the Trustee is authorized and directed to submit a tax return and pay any and all necessary income taxes that may result from the sale of the Property without further order of this Court;

8. The Trustee is authorized reimburse Broker for any required city/village inspection fees incurred by Broker in the event the sale does not close;

9. The Village of Glenwood, IL shall reasonably cooperate with the Trustee to effectuate this sale, including the issuance of transfer stamps; and

10. Notice of this Motion is deemed sufficient and further notice is waived.

Enter:



Honorable LaShonda A. Hunt

United States Bankruptcy Judge

Dated: February 07, 2020

Prepared by:

Reed Heiligman (No. 6294312)
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EXHIBIT B

1. Parcel 1:

- a. Address: 19152 S. St. Lawrence Glenwood, IL 60543-9508
- b. Permanent Tax No.: 32-03-419-014-0000
- c. Legal Description:

LOT 476 IN 8TH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. Parcel 2:

- a. Address: 50 N. Elm Lane, Glenwood, IL 60543-9508
- b. Permanent Tax No.: 32-10-204-011-0000
- c. Legal Description:

LOT 10 IN BLOCK 2, IN MAGNER'S SUBDIVISION, OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 14057563, IN COOK COUNTY, ILLINOIS.

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