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Doc# 2017108052 Fee \$63.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 06/19/2020 10:25 AM PG: 1 OF 7

Doc# Fee \$6.00

EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 06/19/2020 10:25 AM PG: 0

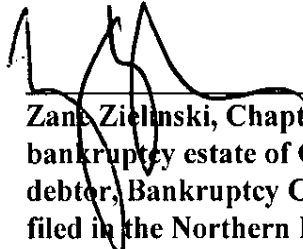
Trustee's Deed

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

THIS TRUSTEE'S DEED, made this 21 day of May 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

20GSC130006LP
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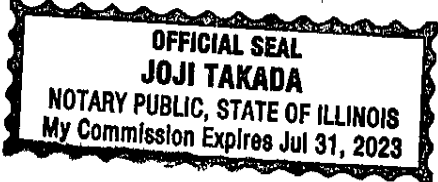
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jane Vidyky, 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 27th day of May, 2020.

[Signature]
Notary Public

My commission expires on 7-31-2023



REAL ESTATE TRANSFER TAX	04-Jun-2020
COUNTY:	230.25
ILLINOIS:	460.50
TOTAL:	690.75

32-03-410-002-0000 | 20200501685118 | 0-043-713-248

NO. 6772
 AMOUNT 385⁰⁰
 DATE 5-22-20
 SOLD BY CW

REAL ESTATE TRANSFER TAX
The Village of GLENWOOD

NO. 6773
 AMOUNT 360⁰⁰
 DATE 5-22-20
 SOLD BY CW

REAL ESTATE TRANSFER TAX
The Village of GLENWOOD

NO. 6771
 AMOUNT 445⁰⁰
 DATE 5-22-20
 SOLD BY CW

REAL ESTATE TRANSFER TAX
The Village of GLENWOOD

NO. 6770
 AMOUNT 340⁰⁰
 DATE 5-22-20
 SOLD BY CW

REAL ESTATE TRANSFER TAX
The Village of GLENWOOD

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EXHIBIT A

See attached.

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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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 APPROVING 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

HIS 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) 1466 Freeland, Calumet City, IL; (ii) 423 E. Birch, Glenwood, IL; (iii) 17844 Community, Lansing, IL; (iv) 124 E. Rose, Glenwood, IL; (v) 127 E. Center, Glenwood, IL; (vi) 315 Shabbona, Park Forest, IL; (vii) 309 Clyde, Calumet City, IL; (viii) 19143 S. St. Lawrence, Glenwood, IL; (ix) 31 S. Willow, Glenwood, IL; (x) 19140 S. St. Lawrence, Glenwood, IL; and (xi) 20540 Crawford, Matteson, 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 Seven-Hundred-Sixty-Five-Thousand Dollars (\$765,000) (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 First Security Trust & Saving Bank ("First Security"), any fines issued against the Real Estate by any municipality; 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 following fees and expenses are approved and the Trustee is authorized to pay from the 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 Twenty-Five-Thousand Dollars (\$25,000) owed to

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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) up to \$656,000 to First Security in full and final satisfaction of First Security's liens as to the Real Estate and any claims against Cornerstone's estate, \$6,000 of which shall come from rents collected by the Trustee on the Real Estate; and (v) all remaining net proceeds to be paid to Cornerstone's bankruptcy estate;

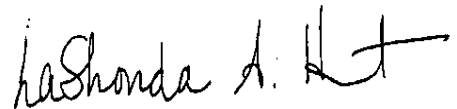
6. Pursuant to section 505 of the Bankruptcy Code, the Trustee is authorized and directed to submit a tax return and pay any and all necessary income taxes that may result from the sale of the Property without further order of this Court;

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

8. The Towns and Villages of Glenwood, IL, Lansing, IL, Calumet City, IL, Park Forest, IL, Oswego, IL, and Oak Forest, IL shall reasonably cooperate with the Trustee to effectuate this sale, including the issuance of transfer stamps; and

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

Enter:



Honorable LaShonda A. Hunt

United States Bankruptcy Judge

Dated: March 27, 2020

Prepared by:

Reed Heiligman (No. 6294312)
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Telephone: 312.566.9008
reed@hzhlaw.com

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EXHIBIT B

1. 423 E. Birch, Glenwood

32-03-410-002-0000

LOT 138 IN SECOND ADDITION TO GLENWOOD GARDENS BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. 124 E. Rose, Glenwood

32-03-335-004-0000

LOT 324 IN EIGHT ADDITION TO GLENWOOD GARDEN'S BEING A SUBDIVISION IN 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, ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

3. 127 E. Center, Glenwood

32-03-329-022-0000

LOT 490 IN EIGHTH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, AND A 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.

4. 19143 S. St. Lawrence, Glenwood

32-10-205-005-0000

LOT 9 IN BLOCK 3 IN MAGNER'S SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1947 AS DOCUMENT 14057563 IN COOK COUNTY, ILLINOIS

5. 31 S. Willow, Glenwood

32-03-403-008-0000

LOT 41 IN GLENWOOD GARDENS SUBDIVISION GLENWOOD IN SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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6. 19140 S. St. Lawrence, Glenwood

32-10-204-010-0000

LOT 7 IN BLOCK 2 IN MAGNER'S SUBDIVISION OF THAT PART LYING NORTH OF THE CENTER LINE OF GLENWOOD DYER ROAD OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, THENCE SOUTH 17 CHAINS AND 37 LINKS TO THE CENTER OF PUBLIC ROAD, THENCE SOUTH 71 3/4 DEGREES EAST 5 CHAINS AND 76 LINKS, THENCE NORTH 19 CHAINS AND 19 LINKS, THENCE WEST 5 CHAINS AND 47 LINKS TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office