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Document prepared by Brenda Smith  
Public Service Center  
Jesburg Pike  
Falls Church, Va. 22041



SSR/3DpDebtor

## DEED TO REAL PROPERTY

87224938

THIS DEED made as of the 15th day of APRIL, 1987, by and between EPIC ASSOCIATES 84-XLVI L.P., a Virginia limited partnership (the "Partnership"), THE PALMIERI COMPANY, a California corporation, as Asset Manager under the Plan as hereinafter defined (the "Asset Manager"), and CHARLES W. MITCHELL, JR. AND REVA L. MITCHELL, HIS WIFE (the "Grantee").

WHEREAS, the real properties owned by the Partnership as of May 12, 1986, including the real property conveyed hereby (the "Property"), are being administered under the Debtors' Second Amended Joint Plan of Reorganization (the "Plan") confirmed by the United States Bankruptcy Court for the Eastern District of Virginia, Alexandria Division, by order entered in Case Nos. 85-1306A through 85-1646A and 85-1724A through 85-1739A on April 25, 1986; and

WHEREAS, the authority of the Asset Manager to transfer its interests and the interests of the Partnership in the Property is set forth in a certain order of the said Bankruptcy Court recorded among the land records of Cook County, Illinois, on December 15, 1986, Document No. 86-599138 (the "Disposition Order"); and

WHEREAS, under the Plan, MERITOR SAVINGS BANK, as the holder of the promissory note secured by the Mortgage recorded among the said land records on April 25, 1984, Document No. 27058974 has become entitled to a deed in the nature of a deed in lieu of foreclosure; and

WHEREAS, the said MERITOR SAVINGS BANK has directed that title to the Property be vested in Grantee; and

WHEREAS, the Partnership is a Debtor Partnership under the Plan; and

WHEREAS, the Partnership acquired title to the Property as EPIC Associates 84-XLVI, but, as of January 1, 1987, has changed its name to EPIC Associates 84-XLVI L.P.;

PIN# 08 32 101 026 1004

NOW, THEREFORE, WITNESSETH: that for and in consideration of the sum of THIRTY-NINE THOUSAND AND NO/100 (39,000.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, each of the Partnership and the Asset Manager does hereby GRANT AND CONVEY unto Grantee all of its right, title and interest in and to the Property, which is located in the County of Cook in the State of Illinois and more fully described on Exhibit "A," attached hereto and made a part hereof,

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments and appurtenances thereto and all reversions, remainders, rents, issues, profits and royalties thereof and therefrom,

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, executors, administrators and assigns forever.

This conveyance is made without representation or warranty of any kind or nature, express or implied, except as expressly set forth herein, and is subject to covenants, restrictions, easements, reservations, rights and rights-of-way of record.

The Partnership warrants that it holds fee simple title to the Property and that it has not done or knowingly and voluntarily suffered any act to encumber title to the Property, subject as aforesaid.

C. 14136 W. J. J. J. J.

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EXEMPT FROM RECORDS OF DEEDS SECTION 4  
Real Estate Transfer Tax Act

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Pursuant to Paragraphs 5, 8 and 9 of the Disposition Order, the Asset Manager warrants that it has complied with the provisions of the Property Disposition Program (as defined in the Plan) necessary to make this conveyance, and accordingly, this conveyance is made free and clear of the lien of the Mortgage recorded among the land records of Cook County, Illinois, on April 25, 1984, Document No. 27058974, which secures the repayment of a certain First Mortgage Note (as defined in the Plan).

Pursuant to Paragraph 7 of the Disposition Order, the making and delivery of this Deed is not and shall not be subject to any law imposing a stamp, real estate transfer or similar tax, as provided in Section 1146(c) of the United States Bankruptcy Code, 11 U.S.C. §1146(c).

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals.

EPIC ASSOCIATES 84-XLVI L.P.  
By: The Palmieri Company, as  
Asset Manager under the Plan,  
acting pursuant to the  
Disposition Order

[Corporate Seal]

ATTEST:

J. Wendy Luke  
(name) WENDY LUKE  
(title) ASSIST. VICE PRESIDENT

By: James C. Gypton  
(name) JAMES C. GYPTON  
(title) Vice President

Signed, sealed and delivered in the presence of:

Dwight S. Dunham  
(name) Dwight S. Dunham

Mark Wm. Hartog  
(name) Mark Wm. Hartog

[Corporate Seal]

THE PALMIERI COMPANY  
as Asset Manager under the Plan

ATTEST:

J. Wendy Luke  
(name) WENDY LUKE  
(title) ASSIST. VICE PRESIDENT

By: James C. Gypton  
(name) JAMES C. GYPTON  
(title) Vice President

Signed, sealed and delivered in the presence of:

Dwight S. Dunham  
(name) Dwight S. Dunham

Mark Wm. Hartog  
(name) Mark Wm. Hartog

By affixing its signature below through its duly authorized officer, MERITOR SAVINGS BANK hereby acknowledges that (1) it is the holder of the First Mortgage Note; (2) it has directed that title to the Property be vested in Grantee; and (3) all obligations of the Partnership under the First Mortgage Note and related security instruments have been satisfied and discharged.

Madeline M. ...  
Secretary

By: Alton F. ...  
Sr. Vice President

[Corporate Seal]

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX, ss:

On this 15<sup>th</sup> day of APRIL, 1987, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared JAMES C. GYPTON, well known or satisfactorily proven to me to be the Vice President of The Palmieri Company, a California corporation, and acknowledged before me that he

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executed the within instrument on behalf of said corporation as its free and voluntary act and deed, as Asset Manager under the Plan as defined within, for itself and, acting pursuant to the Disposition Order as defined within, on behalf of EPIC Associates 84-XLVI L.P., a Virginia limited partnership, for the purposes, uses and consideration therein expressed.

WITNESS my hand and official seal,

[Notarial Seal]

May R. McAuliffe  
Notary Public

My commission expires: MY COMMISSION EXPIRES 1/25/89

STATE OF Philadelphia, COUNTY OF Philadelphia, ss:

On this 15th day of April, 1987, before me a Notary Public in and for the jurisdiction aforesaid, personally appeared ROLTON T. WINNER well known or satisfactorily proven to me to be the President of MERITOR SAVINGS BANK, and acknowledged before me that he executed the within instrument on behalf of MERITOR SAVINGS BANK as its free and voluntary act and deed for the purposes, uses and consideration therein expressed.

[Notarial Seal]

Lillian Alexander  
Notary Public

My commission expires: \_\_\_\_\_

LILLIAN ALEXANDER  
Notary Public, Phila., Phila. Co.  
My Commission Expires April 9, 1990

When Recorded, RETURN TO:

MAIL TAX BILLS TO:

CLERK OF COOK COUNTY Clerk's Office

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## EXHIBIT "A" LEGAL DESCRIPTION

UNIT A-203, IN BUILDING 1, IN PARK ORLEANS CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF A PART OF LOT 1 IN VILLAGE ON THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT 21380121, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM AND BY U.S. HOME CORPORATION, A CORPORATION OF DELAWARE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25849259; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION; AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE THE RECORDING OF EACH SUCH AMENDED DECLARATION; AND TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE 5, A LIMITED COMMON ELEMENT AS DEFINED IN SAID DECLARATION.

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08-32-101-026-1004 m.

DEPT-91 RECORDING  
 11111 TRAM 2880 09/25/87 10:17:00  
 #2887 # A \*-87-224938  
 COOK COUNTY RECORDER

34.00

*H Mail*

Cook County Clerk's Office 87224938