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1999-01-21 14:18:19
Cook County Recorder 29.50



WARRANTY DEED

Juan Carlos Resto and Mirna Resto, whose address is 2919 North Dawson, Chicago, Illinois, (Grantor) in Consideration of the payment of Ten and no/100ths Dollars (\$10.00), and the release of Grantor from personal liability for a money judgment or deficiency judgment under that certain mortgage note ("Note") executed on January 27, 1994, in the principal sum of \$210,000.00, that certain Mortgage securing said Note dated January 27, 1994 ("Mortgage"), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby sell, grant, and convey to Cole Taylor Bank, Village of Wheeling, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 13-35-322-039-0000

Common Address: 1606-10 North Harding Chicago, Illinois

Subject only to the lien of the Mortgage and other security documents (collectively, "Loan Documents").

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Warranty Deed is an absolute conveyance and grant of all of Grantor's right, title, and interest in the above-described real property and improvements thereon and easements and appurtenance thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having sold, granted, and conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto as Grantee for a fair and adequate consideration.

Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered with the advice, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or written, other than this Warranty Deed (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law.

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Grantor and Grantee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereon and easements and appurtenances thereto conveyed pursuant to this Warranty Deed shall not merge with or extinguish the lien of the Loan Documents, or the interests of Grantee or its successors' or assigns' thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to the Loan Documents, and the Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereon and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of the Loan Documents shall be discharged by Grantee through a recorded written instrument.

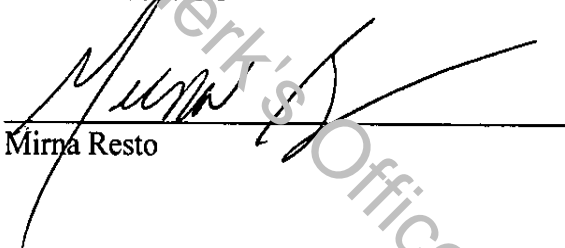
The execution and delivery of this Warranty Deed is and shall be construed as Grantee's release of Grantor from any personal liability; however, the acceptance by Grantee of this Warranty Deed shall not prejudice, limit, restrict, or affect Grantee's or its successors' and assigns' claims of priority under the Loan Documents over and any other liens, charges, claims, or encumbrances of any kind whatsoever, or the validity and enforceability of the Loan Documents except as set forth herein.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 15
day of ~~October~~ ^{December}, 1998.

GRANTOR



Juan Carlos Resto



Mirna Resto

Exempt from State of Illinois Real Estate Transfer Tax pursuant to 35 ILCS 200/31-45(l).

By: 

Dated: 1/1/99

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1: Lot 20 (excepting therefrom the South 66.15 feet) and Lot 19 (excepting therefrom the South 55.15 feet and also the North 11.00 feet of the West 5.55 feet of the South 66.15 feet) of Corby's Resubdivision of the West ¼ of Block 3 of Hagens and Browns Addition to Chicago, being in the Southwest ¼ of the Southwest ¼ of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: An Easement for Ingress and Egress for the benefit of Parcel 1 over the North 11.00 feet of the South 66.15 feet of the South 62.05 feet of said Lot 20; and the North 11.0 feet of the West 5.55 feet of the South 66.15 feet of said Lot 19, in Cook County, Illinois.

PIN: 13-35-322-039-0000

COMMON ADDRESS: 1606 10 North Harding
Chicago, Illinois

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

The GRANTOR or his 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.

Dated January 19, 1999

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

With [Signature] agent
GRANTOR OR AGENT
"OFFICIAL SEAL"
PAMELA J. SANDBORG
Notary Public, State of Illinois
My Commission Expires 08/11/01

Subscribed and sworn to before me this 19th day of January, 1999.

My commission expires:

[Signature]
Notary Public

The GRANTEE or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated January 18, 1999

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

[Signature] agent
GRANTEE OR AGENT
"OFFICIAL SEAL"
PAMELA J. SANDBORG
Notary Public, State of Illinois
My Commission Expires 08/11/01

Subscribed and sworn to before me this 18th day of January, 1999

My commission expires:

[Signature]
Notary Public

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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]