

UNOFFICIAL COPY

0020691563

45770073 53 001 Page 1 of 4  
2002-06-20 15:52:19  
Cook County Recorder 27.50

Prepared by and  
When recorded return to:

R. Stephen Nichols  
Special Counsel  
CITIFINANCIAL MORTGAGE  
Consumer Legal Department  
250 East John Carpenter Fwy  
ZHEASC-7D  
Irving, Texas 75062



WARRANTY DEED  
(IN LIEU OF FORECLOSURE)

JUAN V. PHILLIPS, unmarried, and MASLYN A. PHILLIPS, a widow (herein called "Grantors"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to Grantors, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, and in further consideration of the agreement of Grantee to not enforce against Grantors, as a personal obligation, that certain Promissory Note (herein the "Note"), dated May 24, 2000, in the original principal amount of \$79,544.99, executed and delivered by Grantor to ASSOCIATES HOME EQUITY SERVICES, INC. (Name of Payee) hereby GRANT, BARGAIN, SELL AND CONVEY unto CITIFINANCIAL MORTGAGE (being hereinafter referred to as the "Grantee"), whose address is 250 East John Carpenter Fwy. ZHEASC-7D, Irving, Texas, 75062, all of (i) the real property (the "Land") located in COOK County, ILLINOIS, and more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to adjacent roads, and rights-of-way (herein called the "Rights and Appurtenances"); and together with (iii) all buildings, fixtures and other improvements located

Exempt from transfer tax pursuant to  
35 ILCS 200/31-45 (I).

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX 7553  
ADDRESS 14733 Dorchester  
ISSUE 6/19/02 EXPIRED 7/19/02  
AMT. 10.00  
TYPE WTS *[Signature]*  
VILLAGE CLERK

0020691563

# UNOFFICIAL COPY

EXECUTED this 6 day of April, 2002

GRANTORS:

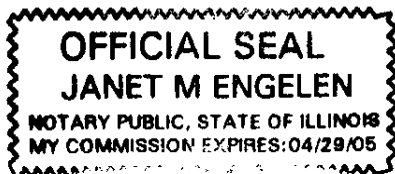
Juan T. Phillips  
JUAN T. PHILLIPS, unmarried

Maslyn A. Phillips  
MASLYN A. PHILLIPS, a widow

STATE OF ILLINOIS

COUNTY OF COOK

On this 6th day of APRIL, 2002, before me personally appeared JUAN PHILLIPS and MASLYN A. PHILLIPS, the Grantors of the Land, who acknowledged that they executed the foregoing instrument for and on behalf of said Grantors.



Janet M. Engelen  
Notary Public

UNOFFICIAL COPY

Property of Cook County Clerk's Office

04-08-12 11:14 AM

04-08-12 11:14 AM

04-08-12 11:14 AM