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Doc#: 0518948054
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/08/2005 10:08 AM Pg: 1 of 3

Mail To:

Oxford Bank & Trust # 1085
100 W. Lake Street
Addison, IL, 60101

For recorders use only

WARRANTY DEED

(In Lieu of Foreclosure)

THIS INDENTURE, made this July 7, 2005, between Estate of Helen Glenn Warren, Catherine Ware and Arnold Ware (hereinafter called "Grantors") and Oxford Bank, as trustee only, under trust number 1085 Pursuant to trust agreement dated June 9, 2003 (hereinafter called "Grantee"), whose address is 1100 West Lake Street, Addison Illinois 60101.

WITNESSETH

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantors, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained and sold, and by these presents do Quitclaim, grant, bargain and sell unto Grantee and its successors and assigns forever all that certain parcel of land located in Chicago, Cook County, (hereinafter called the "Property"), more particularly described as follows:

Commonly known as 6356-58 S. Laffin St., Chicago IL. With a corresponding address at 1506 W. 64th St. Chicago IL. 60635 and leagally described as follows:

Lot 29 & 30 in Block 3 in Goodwin's Subdivision of the northwest ¼ of the northwest ¼ of the southwest ¼ of Section 20, Township 38 North, Range 14 East, of the Third Principal Meridian, In Cook County, Illinois.

Permenant Real Estate Index Number: 20-20-101-043-0000

Subject to any and all valid and subsisting restrictions, easements, rights of way, mineral and royalty reservations, maintenance charges, zoning laws, ordinances of municipal and other governmental authorities, covenants and conditions, if any, applicable to and enforceable against the property and property of record in Cook County, Illinois, and taxes for the year 2005 and thereafter.

This Warranty Deed is being executed, delivered and accepted in lieu of foreclosure and the same shall be interpreted and construed as a complete release of the Grantors from all liability under the Note dated September 19, 1990, in the original principal amount of \$50,000.00 secured by a Mortgage of even date filed for record on September 24, 1990, and recorded with the Cook County Recorder of Deeds as Document Number 90-463915, which Note and Mortgage were given by Grantors to Grantee. It is further agreed between the parties that this is an absolute conveyance to Grantee of all right, title and

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interest in the property including specifically, but without limitation, any equity or rights of redemption of Grantors in the property.

Notwithstanding the above release of Grantors from all liability under all of the liens and security interests evidencing or securing payment of the Note, the Mortgage shall remain valid and in full force and effect unless and until released by Grantee, it being the intention of the parties that there shall be no merger of any said liens with the title or other interest of Grantee by virtue of this conveyance, and the parties provide that each such interest in the liens on one hand and the title on the other shall be and remain at all times separate and distinct.

TO HAVE AND TO HOLD FOREVER and Grantors do covenant with Grantee, except as noted above, that Grantors are well seized of the property, that Grantors had good right and title to convey, that the property was free from encumbrances, that Grantee shall have principal and quiet possession thereof, that Grantors do fully warrant the title and will defend same against lawful claims of all persons whomsoever, and Grantors will make such further assurance to perfect the fee simple title in Grantee and its heirs and assigns as may be reasonably required.

IN WITNESS WHEREOF, Grantors have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Catherine Ware
Signature
Print Name: Catherine Ware as executor of the Estate of Helen Glen Warren

Catherine Ware
Signature
Print Name: Catherine Ware

Arnold Ware
Signature
Print Name: Arnold Ware

Exempt under Real Estate Transfer Tax Act Sec. 4
Par e & Cook County Ord 95102 Par 2

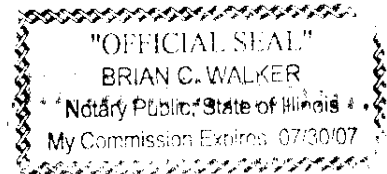
STATE OF IL
COUNTY OF DEWITT

Date 7/8/05 Sign [Signature]

The foregoing instrument was acknowledged before me this 7/8/05, by Catherine Ware and Arnold Ware, who are personally known to me or who have produced identification.

My Commission Expires: [Signature]
Notary Public (Signature)
BRIAN WALKER
(Printed Name)

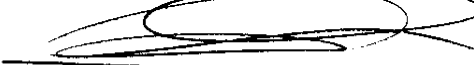
(AFFIX NOTARY SEAL)




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STATEMENT BY GRANTOR AND GRANTEE

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 7/7, 2005 Signature: 
 Grantor or Agent

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 7/7, 2005 Signature: 
 Grantee or Agent

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 of a Class A misdemeanor for subsequent offenses.

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