

# UNOFFICIAL COPY



07257020330

THIS DOCUMENT PREPARED BY:  
PIERCE & ASSOCIATES  
1 North Dearborn  
Thirteenth Floor  
Chicago, Illinois 60602

Doc#: 0725702033 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2007 09:07 AM Pg: 1 of 3

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
HOMEOWNINGS FINANCIAL  
2711 N HASKELL STE 900  
DALLAS, TX 75204

RETURN TO: BOX 178  
PA #0700872

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

MARIA PENA; GUILLERMINA PENA;

the GRANTORS herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant and convey unto US BANK, N.A. AS TRUSTEE, the GRANTEE, his successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:


LOTS 23 AND 24 IN BLOCK 11 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Commonly known as: 10354 SOUTH AVENUE M, CHICAGO, IL 60617

TAX NO: 26-08-311-046-0000 26-08-311-047-0000

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors and assigns, that at the signing of these presents, they are well seized of the above described premises as a good and infeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

WITNESS the HAND and SEAL of the GRANTORS on this 1 day of APRIL, 2007.

X Maria L. Pena (SEAL) 

X Guillermina Pena (SEAL) 

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

2/4  
Folio 623891

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I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

MARIA PENA; GUILLERMINA PENA;

the affiant(s), personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 1 day of APRIL, 2007.

"OFFICIAL SEAL  
 JAIME MIRELES  
 Notary Public, State of Illinois  
 My Commission Expires 07/01/07

Jaime Mireles  
 Notary Public

My Commission Expires: 7/01/2007

"EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

8/22/07                      [Signature]  
 DATE                                      AGENT

Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of \_\_\_\_\_

as the subject conveyance is consideration under \_\_\_\_\_  
 Ten Dollars (\$10.00).

8/23/07                      [Signature]  
 DATE                                      AGENT

P&A #0700872

PROPOSED  
 Cook County Clerk's Office

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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 of Assignment of Beneficial Interest in 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.

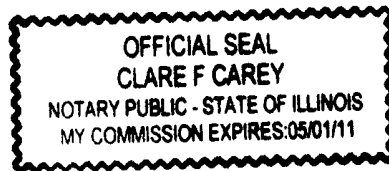
Dated AUGUST 22, 2007

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 22<sup>nd</sup> day of AUGUST, 2007.  
Notary Public Clare F. Carey



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 of 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.

Date AUGUST 22, 2007

Signature: \_\_\_\_\_

**Grantee or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 22<sup>nd</sup> day of AUGUST, 2007.  
Notary Public Clare F. Carey



**Note:** Any person who knowingly submits a false statement concerning the identity of 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.)