

Record & Return to
CODILIS & ASSOCIATES, P.C.
15W030 North Frontage Road
Burr Ridge, Illinois 60527
08-08141

UNOFFICIAL COPY



Doc#: 0828229034 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/08/2008 01:15 PM Pg: 1 of 4

Above space for Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

Juan Salinas, an unmarried person and Nelly Salinas, an unmarried person

the GRANTOR(S) 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 **U.S. Bank National Association 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:

LOT 1 (EXCEPT THE WEST 42 FEET THEREOF) AND THE NORTH 30 FEET OF LOT 2 (EXCEPT THE WEST 42 FEET THEREOF) IN BLOCK 10 IN SECOND ADDITION TO LEYDEN GARDENS, BEING A SUBDIVISION OF THE EAST 2/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1/2 OF THE WEST 2/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4), IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 12-33-211-022

Commonly Known As: 2248 N. Ruby Street
Melrose Park, IL 60164

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 indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as

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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 _____ day of _____, 20__.

X  (SEAL)

Juan Salinas

X  (SEAL)

Nelly Salinas

STATE OF ILLINOIS

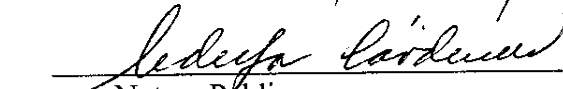
SS.

COUNTY OF Cook

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

Juan Salinas, an unmarried person and Nelly Salinas, an unmarried person personally known to me to be the same person(s) 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 18TH day of AUGUST, 2008.


Notary Public

My Commission Expires:

SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

U.S. Bank National Association as Trustee
1100 Virginia Drive
P.O. Box 8300
Fort Washington, PA 19034

12-33-211-022

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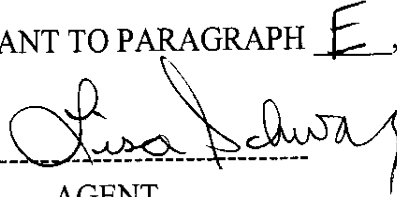
THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Our File No. 14-08-08141

"TAX EXEMPT PURSUANT TO PARAGRAPH E, SECTION 4, OF THE REAL ESTATE
TRANSFER TAX ACT."

10-7-08

DATE



AGENT

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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 October 7, 2008

Signature: Lisa Schwarz

Grantor or Agent

Subscribed and sworn to before me
By the said Lisa Schwarz
This 7, day of October, 2008
Notary Public Janet Beth Messina



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 title to real estate under the laws of the State of Illinois.

Date October 7, 2008

Signature: Lisa Schwarz

Grantee or Agent

Subscribed and sworn to before me
By the said Lisa Schwarz
This 7, day of October, 2008
Notary Public Janet Beth Messina



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.)