

# UNOFFICIAL COPY

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



Doc#: 0901345110 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/13/2009 02:25 PM Pg: 1 of 3

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:

Select Port Folio Servicing, Inc.  
3815 South West Temple  
Salt Lake City, UT 84115

RETURN TO: BOX 178  
PA #0825762

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

JOSE GALVEZ;

the GRANTOR herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant and convey unto U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ADJUSTABLE RATE MORTGAGE TRUST 2007-1, ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-1, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to wit:

LOT 35 IN BLOCK 7 IN KENDALL'S BELMONT AND 50<sup>TH</sup>  
AVENUE SUBDIVISION OF THE WEST ½ OF THE NORTH WEST  
¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPLE MERIDIAN, (EXCEPT THE SOUND 50  
ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

Commonly known as: 3043 NORTH LUNA AVENUE, CHICAGO, IL 60641

TAX NO: 13-28-109-006-0000

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTOR does covenant for himself, his heirs, executors and assigns, that at the signing of these presents, he is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner and form as above written; and that the same is free and clear from all encumbrances whatsoever, and that he and his heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, its 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.

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WITNESS the HAND and SEAL of the GRANTORS on this 5th day of December 2008.

X *Jose Galvez*  
JOSE GALVEZ

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,

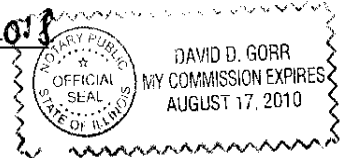
JOSE GALVEZ

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 5th day of December, 2008

SEAL

*David D. Gorr*  
Notary Public



My Commission Expires: 8/17/2010

"EXEMPT UNDER PROVISION OF PARAGRAPH 4, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

1/8/09 *William Lund*  
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).

\_\_\_\_\_  
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 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 8<sup>th</sup> 2009

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 8<sup>th</sup> DAY OF January  
20 09.



NOTARY PUBLIC [Handwritten Signature]

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.

Date January 8<sup>th</sup> 2009

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 8<sup>th</sup> DAY OF January  
20 09.



NOTARY PUBLIC [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identify 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.]