

UNOFFICIAL COPY



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

Doc#: 0907541018 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2009 09:54 AM Pg: 1 of 3

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:
HOMEVESTORS INVESTMENTS, INC
10670 N. CENTRAL EXPWY, STE 700
DALLAS, TX 75231

RETURN TO: BOX 178
PA #0824314

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

FLIGHT 23 PROPERTIES, LLC., A LIMITED LIABILITY COMPANY

the GRANTOR 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 HOMEVESTORS INVESTMENTS, INC., the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOT 36 IN THE WEST WELWYN A RESUBDIVISION OF BLOCKS 1, 2 AND 3 AND VACATED STREETS ADJOINING SAID BLOCKS IN OLIVER SALINGER COMPANY'S TOUHY AVENUE SUBDIVISION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1824 FARGO AVENUE, DES PLAINES, IL 60018

Exempt deed or instrument
eligible for recordation
without payment of tax.

TAX NO: 09-28-308-021-0000

S. Brown 1/28/09
City of Des Plaines

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 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 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, 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.

UNOFFICIAL COPY

WITNESS the HAND and SEAL of the GRANTORS on this 22nd day of JANUARY, 2009.

X *Eric Page*
ERIC PAGE, SIGNING MEMBER OF
FLIGHT 23 PROPERTIES, LLC.

X *Brian Kane*
BRIAN KANE, SIGNING MEMBER OF
FLIGHT 23 PROPERTIES, LLC.

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,

ERIC PAGE AND BRIAN KANE,

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 22nd day of January, 2009.

SEAL

Mary K. Nolan
Notary Public
"OFFICIAL SEAL"
MARY K. NOLAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/17/2011

My Commission Expires: 5/17/2011

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

3/13/09 *Melvin Jurel*
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

UNOFFICIAL COPY

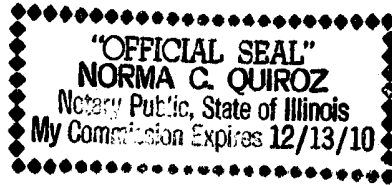
STATEMENT BY GRANTOR AND GRANTEE

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 March 13th 2009

Signature *William Juel*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID _____
THIS 14th DAY OF MARCH
20 09.



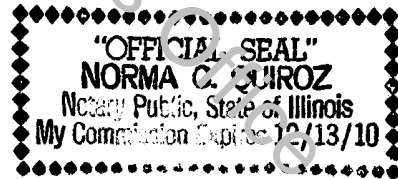
NOTARY PUBLIC *Norma C. Quiroz*

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 March 13th 2009

Signature *William Juel*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID _____
THIS 14th DAY OF MARCH
20 09.



NOTARY PUBLIC *Norma C. Quiroz*

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.]