## **UNOFFICIAL COPY**

0914026143h

THIS DOCUMENT PREPARED BY: PIERCE & ASSOCIATES 1 North Dearborn Thirteenth Floor Chicago, Illinois 60602 Doc#: 0914026143 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 05/20/2009 02:15 PM Pg: 1 of 3

ADDRESS OF GRANTEE

& SUBSEQUENT TAX BILLS TO:
HOWLVESTORS OF AMERICA, Inc.
166 70 N. Central Expulsion, Sec 700
Dallas, Tx 75231

RETURN TO: BOX 178 PA #0821478

WARRANLY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

CANNON PROPERTIES, INC., AN ILLEGIS CORPORATION;

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 HVA REFERRAL SYSYEM, 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 15 IN BLOCK 13 IN JERNBERG'S SUBDIVISION OF BLOCKS 12 AND 13 IN STREET'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ½ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1237 WEST 110TH STREET, CHICAGO, IL 60643

TAX NO: 25-17-330-010-0000

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 itself, its executors and assigns, that at the signing of these presents, CANNON was 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 CANNON, its 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 GRANTOR hereby releases and waives any and 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 GRANTOR on this 26th day of February, 2009.
DAVID CANNON, SIGNING OFFICER FOR CANNON PROPERTIES, INC.
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,
DAVID CANNON;
the affiant, personally known to me to be the same person who name is 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 there set forth, including the release and waiver of any right of Homestead.
Giver under my hands and Nobarial Seal this do day of Vebrucy,  OFFICIAL SEAL  D D FARRIOLS  Notary Public - State of Illinois  SEAH My Commission Expires Oct 30, 2011  Notary Public
My Commission Expires: 10 30-2011
"EXEMPT UNDER PROVISION OF PARAGRAPH, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."    Section 31-45, Real ESTATE TRANSFER TAX LAW."   Section 31-45, Real ESTATE TRANSFER TAX LAW."   AGENT
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).
as the subject conveyance is consideration under Ten Dollars (\$10.00).
DATE AGENT
P&A #0821478

0914026143D Page: 3 of 3

## STATEMEN EBY GRANTOR AND GRANTEY

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 May 18<sup>44</sup> 2009

Signature

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

20()9

NOTARY PURILC

OFFICIAL SEAL"
NORMA C. QUIROZ

Norway Public, State of Illinois
My Commission Explice 12/13/10

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of benefic at 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

18th 2eng

Signature

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

BY THE SAID

THIS DAY OF

20\_09\_.

NOTARY PUBLIC

"OFFICIAL SPAL" NORMA C. QUIRDZ

Notary Public, State of Page is My Commission Express 12/13/10

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.]