

UNOFFICIAL COPY

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED IN LIEU OF FORECLOSURE is given this 19th day of February, 2010, by Dallas Johnson, a single man, ("Grantor"), and Rosestone Investments, LLC ("Grantee") 2911 n Cicero Chicago, IL 60641.

WITNESSETH:

That the Grantor, for \$1.00 (One and 00/100 Dollars) and other consideration listed herein, has granted, bargained, sold, remised, released, alienated, and confirmed, and by these presents does grant, bargain, sell, remise, release, alien, and confer unto the Grantee, and to its successors and assigns, forever, all that certain real estate located in the County of Cook, State of Illinois, described as follows:

Lots 42, 43 and 44 in block 8 in our home addition to Chicago, being a subdivision of the West half of the northeast 1/4 of section 22, township 39 north, range 13, east of the third principal meridian (accept the north 50 acres thereof) in Cook County, Illinois.

Commonly known as 1513 S Komensky Chicago, IL 60623
PIN #: 16-22-230-004, 005 and 006



For the Consideration of \$1.00 (One and 00/100 Dollars)

Doc#: 1008931003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/30/2010 09:29 AM Pg: 1 of 2

Exempt under provision of Paragraph 1, Section 31-45, Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever, of the said Grantor either in law or equity, of in or to the above-described premises, with the said tenements, hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto said Grantee, its successors and assigns, forever. And that the said Grantor for himself, and for his heirs, successors, and assigns, does covenant, except for the property taxes, grant, bargain, and agree to and with the Grantee, its successors and assigns, that he has not done, committed, or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises herein granted or any part thereof is, or shall or may be charged or encumbered in title, estate, or otherwise howsoever, excepting only those acts memorialized by the following-recorded instruments:

- (a) Mortgage dated July 2, 2007 and recorded August 8, 2007 in Document No. 0722040008, Cook County Recorder of Deeds, by and between Dallas Johnson; as mortgagor (s), and Mortgage Electronic Registration Systems, Inc., solely as nominee for Resmae Mortgage Corporation, as mortgagee, who subsequently assigned the mortgage through means assignments to Rosestone Investments, LLC

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance is a release of the Grantor from the enforcement or personal liability to the Grantee under the Mortgage under which Grantee is the Mortgagee. Said Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the date first written above and has declared this conveyance to be binding upon himself and his personal representatives, heirs, successors and assigns.

WITNESSES:

Dallas Johnson
Dallas Johnson

NOTARIZATION

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On Feb. 19, 2010 before me, Sarah L. Vargas a Notary Public in and for said County and State, personally appeared Dallas Johnson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY SEAL

Sarah L. Vargas
Notary Public



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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 FEB 19th, 2010



Signature: Dallas Johnson
Grantor or Agent
DALLAS JOHNSON

Subscribed and sworn to before me

By the said _____
This 19th day of February, 2010
Notary Public Sarah L. Vargas

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 Feb 19th, 2010



Signature: [Signature]
Grantee or Agent
FOR ROSESTONE INVESTMENTS LLC,
AS MORTGAGEE

Subscribed and sworn to before me

By the said _____
This 19th day of Feb, 2010
Notary Public Sarah L. Vargas

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