## **UNOFFICIAL COPY**

This Instrument Prepared By Linda J. Herber Jaros, Tittle & O'Toole 20 N. Clark St. Suite 510 Chicago, IL 60602

After recording return to:

Jeremiah Jones/ Special Services Foreclosure Management Company 10975 El Monte, Suite 220 Overland Park, KS 66211

10WR 09460 FMC

### WARRANTY DEED

RETURA TO: WORLDWILL HECORDING, INC. 9801 LEGLER AD LENEXA, KS 66219

Mail taxes to:

1-800-316-4682

The Bank of New York Mellon, f/k/a The Benley New York, as Trustee on behalf of CIT Mortgage Loan Trust 2007-1

101 Barclay Street, Floor 4 West, New York, NY 10286



Doc#: 1015946062 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds Date: 06/08/2010 03:24 PM Pg: 1 of 3

WITNESSED: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and other valuable consideration to be paid by grantee, receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Cookand State of Illi wis, to wit:

LOT 994 IN THE INDIAN HILL SUBDIVISION UNIT NO. 5, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 25, TOWNSHIP 35 NG P'TH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1961 AS DOCUMENT NUMBER 18146429, IN COOK COUNTY, ILLINOIS.

THIS IS NOT THE HOMESTEAD PROPERTY OF BRENDA ROSS, HER SPOUSE AND/OR MINOR CHILDREN, IF ANY.

Pin #: 32-25-407-028-0000

Commonly known as: 22200 Torrence Avenue, Sauk Village, IL 60411 Prior Deed Reference: Being the same Property conveyed by Robert Snuckel married to Crystal Snuckel to Brenda Ross, dated July 2, 2007 as Instrument Number 0719257075

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5-24-2010 Date

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This transaction is exempt from transfer tax under 35 ILCS 200/31-45 paragraph L and Cook County Ord. 93-0-27, Paragraph E.

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any. It is the intent of the parties that the fee granted herein shall not merge with the lien of the Mortgage executed July 2, 2007, for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for The CIT Group/Consumer Finance, Inc. and later assigned to The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee on behalf of CIT Mortgage Loan Trust 2007-1.		
TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said grantee and unto its successors and assigns forever, the said granter covenanting that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed, that she has good right to convey the same; that the said premises are free and clear from any encumbrance done; and that she will warrant and defend the title to the said premises unto the said grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever: except as thereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.		
<b>WORDS</b> and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.		
IN WITNESS WHEREOF, The said grantor has hereunto set her hand and seal the day and year above written.		
IN WITNESS WHEREOF, The said grantor has hereunto set her hand and seal the day and year above written.  GRANTOR:  Brenda Ross Address: 22200 Torrence Avenue, Sauk Village, IL 60411  STATE OF		
Address: 22200 Torrence Avenue, Sauk Village, IL 60411		
COUNTY OF COOK )		
HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, pursually appeared <b>Brenda Ross, an unmarried woman</b> , who is personally known to me or who has produced as identification, and who did (did not) take an oath, who executed the foregoing instrument and acknowledged before me that she executed the same.		
WITNESS my hand and official seal in the County and State last aforesaid this		
Notary Signature Chlot T Russell  Notary Printed name Chlot T Russell  My Commission Expires:		
Notary Public County of Residence (OOK Jan 27, 2014		
CPFICIAL SEAL 03709IL10 CHLOE T RUSSELL Notary Public - State of Illinois My Commission Expires Jan 27, 2014		

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## **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 11 , 20 10	Signature: The da Vasa Grantor or Agent
Subscripe a and sworn to before me	
By the said Drend a Puss.	
This /7 day of May 20/0	,
Notary Public; 16047 Hustel	
Or	CONTROL SEAL CNLOE T RUSSELL Notary Public - State of Illinois My Commission Expires Jan 27 2014
004	
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Dated May , 20 / O

Signature:

Granter or Agent

Subscribed and sworn to before me
By the said Brian Braly

This / D day of May , 20 / D

Notary Public:

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)