

# UNOFFICIAL COPY



Doc#: 1113722051 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/17/2011 11:22 AM Pg: 1 of 5

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**Above space for Recorder's Use Only**

**WARRANTY DEED IN LIEU OF FORECLOSURE**  
**PURSUANT TO SECTION 735 ILCS 5/15 1401**

KNOW ALL MEN BY THESE PRESENTS, that

**Scott Ridenour and Meghan O'Neill, divorced and not since remarried**

the GRANTOR(S) 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 **the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America**, the GRANTEE, his successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

LOT 11 IN BLOCK 2 IN HERZOG'S THIRD ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PART OF LOTS 4 AND 5 OF SEEGER'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 7 AND PART OF THE NORTH 1/2 OF FRACTIONAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 11, 1953, AS DOCUMENT NUMBER 14987098.

Tax Parcel Number: 09-07-307-011

Commonly Known As: 60 N. Warrington Road  
Des Plaines, IL 60016

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

*S. Brown* 4/14/11  
City of Des Plaines

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his 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

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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, his 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.

WITNESS the HAND and SEAL of the GRANTORS on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

X *Scott Ridenour* (SEAL)  
**Scott Ridenour**

X (see next page) \_\_\_\_\_ (SEAL)  
**Meghan O'Neill**

STATE OF ILLINOIS |  
COUNTY OF Cook | SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

**Scott Ridenour and Meghan O'Neill, divorced and not since remarried**

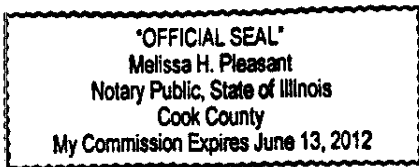
personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 12<sup>th</sup> day of April, 2011.

*Melissa H. Pleasant*  
Notary Public

My Commission Expires: June 13, 2012

SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Secretary of Veterans Affairs  
Donald Munro  
Bishop Whipple Federal Building  
St. Paul, MN 55111-4050  
(612) 970-5504

09-07-307-011

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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, his 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.

WITNESS the HAND and SEAL of the GRANTORS on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

X\_\_\_\_\_(see previous page)\_\_\_\_\_ (SEAL)

**Scott Ridenour**

X\_\_\_\_\_ (SEAL)

**Meghan O'Neill**

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,

**Scott Ridenour and Meghan O'Neill, divorced and not since remarried**

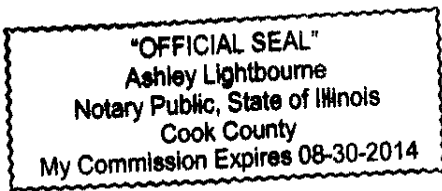
personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 28 day of March, 2011 .

Ashley Lightbourne  
Notary Public

My Commission Expires:

SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Secretary of Veterans Affairs  
Donald Munro  
Bishop Whipple Federal Building  
St. Paul, MN 55111-4050  
(612) 970-5504

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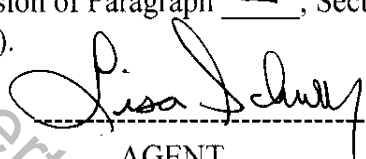
THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
Our File No. 14-10-35781

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

5-16-11

DATE



AGENT

Property of Cook County Clerk's Office

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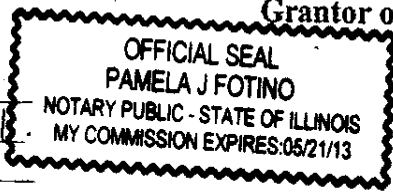
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 16, 20 11

Signature: *Lisa Schum*  
Grantor or Agent

Subscribed and sworn to before me  
By the said *Lisa Schum*  
This 16 day of May, 20 11  
Notary Public *Pamela J. Fotino*



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 May 16, 20 11

Signature: *Lisa Schum*  
Grantee or Agent

Subscribed and sworn to before me  
By the said *Lisa Schum*  
This 16 day of May, 20 11  
Notary Public *Pamela J. Fotino*



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