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1117212079

CODILIS & ASSOCIATES, P.C.
15Wu30 North Frontage Road
Burr Ridge, Illinois 60527
09-06928

Doc#: 1117212079 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2011 09:46 AM Pg: 1 of 5

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

John Blaus and Margaret M. Blaus, as husband and wife

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 **Beneficial Illinois Inc. D/B/A Beneficial Mortgage Co. of Illinois**, the GRANTEE, his successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

LOT 3 IN BLOCK 3 IN VOLK BROTHERS MONTROSE AND OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, LYING EAST OF THE WEST 2329.4 FEET (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO TERMINAL TRANSFER RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 13-18-402-011

Commonly Known As: 6742 W. Forest Preserve Drive
Harwood Heights, IL 60634

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 estate in fee simple, and have good right to bargain and sell the same in the manner and form as

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VILLAGE OF HARWOOD HEIGHTS

08 13 '11



2050.00

REAL ESTATE TAX
DEPARTMENT OF

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

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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 *John Blaus* (SEAL)
John Blaus
X *Margaret M. Blaus* (SEAL)
Margaret M. Blaus

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,

John Blaus and Margaret M. Blaus, as husband and wife

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 10 day of June, 2011.

Aida Trevino
Notary Public



My Commission Expires:
SEAL

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Beneficial Illinois Inc. D/B/A Beneficial Mortgage Co. of
Illinois
Attn; David Zimmerman
931 Corporate Center Drive
Pamona, CA 91768
909-397-3176

13-18-402-011

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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. 14-09-06928

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

6-15-2011

DATE

Euna Guacomuni

AGENT

Cook County Clerk's Office

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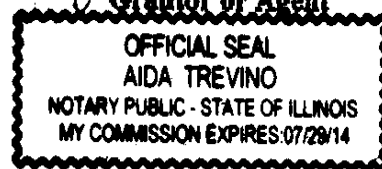
STATEMENT BY GRANTOR AND GRANTEE

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 6/10, 20 11

Signature: Muzil M Blans
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 10 day of June, 20 11.
Notary Public [Signature]



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 6/10, 20 11

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 10 day of June, 20 11.
Notary Public [Signature]



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.)