

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:
PIERCE & ASSOCIATES
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602



Doc#: 1200944027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2012 10:54 AM Pg: 1 of 3

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:
American Airlines Federal credit union
4151 AMUNDIA BLVD.
FORT WORTH, TX 76155
(817) 963-6343
RETURN TO: Melissa Land
PA #1120746

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

LAURA D. PYRZYNSKI AND EDWARD H. PYRZYNSKI, INDIVIDUALLY AND AS CO-TRUSTEES OF THE PYRZYNSKI FAMILY TRUST DATED MAY 2, 2007, AS AMENDED

the GRANTORS 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 AMERICAN AIRLINES FEDERAL CREDIT UNION, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

THE EAST 31.7 FEET OF THE WEST 61.7 FEET LOT 42 IN KOESTER AND ZANDER'S WEST IRVING PARK SUBDIVISION IN THE NORTH HALF OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5116 WEST PATTERSON, CHICAGO, IL 60641
TAX NO: 13-21-224-026-0000

NOTE: THE PROPERTY IN QUESTION IS NOW VACANT, AND SHOULD NOT BE CONSTRUED AS BEING HOMESTEAD PROPERTY FOR THE GRANTOR OR THEIR SPOUSE, IF ANY.

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 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 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, its 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.

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WITNESS the HAND and SEAL of the GRANTORS on this 16 day of DECEMBER, 2011.

X Laura D. Pyrzyński
LAURA D. PYRZYNSKI, INDIVIDUALLY

X Edward H. Pyrzyński
EDWARD H. PYRZYNSKI, INDIVIDUALLY

X Laura D. Pyrzyński
LAURA D. PYRZYNSKI, AS CO-TRUSTEE
OF THE PYRZYNSKI FAMILY TRUST DATED
MAY 2, 2007, AS AMENDED

X Edward H. Pyrzyński
EDWARD H. PYRZYNSKI, INDIVIDUALLY, AS CO-
TRUSTEE OF THE PYRZYNSKI FAMILY TRUST
DATED MAY 2, 2007, AS AMENDED

STATE OF ILLINOIS

) SS.

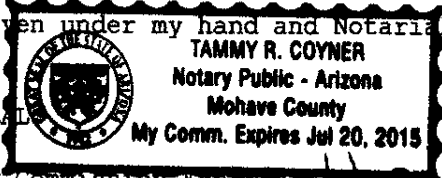
COUNTY OF COOK

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

LAURA D. PYRZYNSKI AND EDWARD H. PYRZYNSKI

the affiant(s), personally known to me to be the same persons 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 16th day of December, 2011.



Tammy R. Coyner
Notary Public

My Commission Expires: July 20, 2015

"EXEMPT UNDER PROVISION OF PARAGRAPH 4,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

12/28/11 Michael
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).

DATE AGENT

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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 Jan 4th 2012

Signature [Handwritten Signature]

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID

THIS 4th DAY OF January 2012

NOTARY PUBLIC [Handwritten 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 and hold title to real estate under the laws of the State of Illinois.

Date Jan 4th 2012

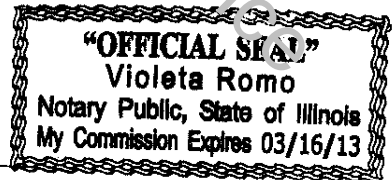
Signature [Handwritten Signature]

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID

THIS 4th DAY OF January 2012

NOTARY PUBLIC [Handwritten Signature]



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.]