

# UNOFFICIAL COPY



Doc#: 1206834065 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2012 01:11 PM Pg: 1 of 4

RECORD - RETURN TO:  
CODILIS & ASSOCIATES, P.C.  
15W030 North Frontage Road  
Burr Ridge, Illinois 60527

12-00276

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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

**Carol D. Jarka, a single woman**

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 **HSBC Mortgage Services, Inc.**, the GRANTEE, his successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

UNIT 5-6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHIBUI SOUTH CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93168945, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 28-17-416-009-1054

Commonly Known As: 15711 Peggy Lane Unit #6  
Oak Forest, IL 60452

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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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 3 day of March, 2012

X Carol D. Jarka (SEAL)  
Carol D. Jarka

STATE OF ILLINOIS |  
COUNTY OF Cook | SS.

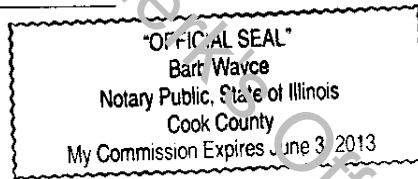
I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

**Carol D. Jarka, a single woman**

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 3 day of March, 2012.

Bart Wayce  
Notary Public



My Commission Expires:  
6-3-13

SEAL

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

HSBC Mortgage Services, Inc.  
636 Grand Regency Blvd.  
Brandon, FL 33510  
Attn: Yanet Lerebours-Galan  
(800) 348-4712 x 47082

28-17-416-009-1054

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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. 14-12-00276

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

3-6-2012

DATE

KAREN K. CLAWFOLD

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 MARCH 6, 2012

Signature: \_\_\_\_\_

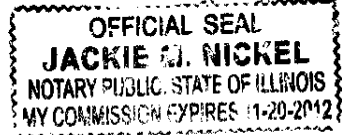
*Jan K Crawford*  
Grantor or Agent

Subscribed and sworn to before me

By the said KAREN K. CRAWFORD

This 6, day of MARCH, 2012.

Notary Public *Jackie Nickel*



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 MARCH 6, 2012

Signature: \_\_\_\_\_

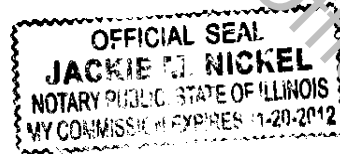
*Jan K Crawford*  
Grantee or Agent

Subscribed and sworn to before me

By the said KAREN K. CRAWFORD

This 6, day of MARCH, 2012.

Notary Public *Jackie Nickel*



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.)