

UNOFFICIAL COPY



Doc#: 1212913030 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2012 01:33 PM Pg: 1 of 3

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH, That the Grantor

Hani Abdallah and Abeer Abdallah

of the County of Cook, State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to

Wanderbilt Mortgage and Finance, Inc.

whose address is: 507 Alcoa Trail, Maryville, TN 37804

the following described Real Estate, to-wit:

THAT PART OF THE NORTH 214.23 FEET OF THE EAST 305 FEET OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 25 ACRES THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 26, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 26, 80.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, 133.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 214.23 FEET; THENCE WEST ALONG A LINE 214.23 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, 305 FEET TO THE WEST LINE OF THE EAST 305 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH ALONG THE WEST LINE OF THE EAST 305 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 26, 89.23 FEET, TO A POINT 125.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE EAST ALONG A LINE SOUTH AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, 147.98 FEET TO A POINT 157.03 FEET, WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, THENCE NORTH 45.00 FEET TO A POINT THAT IS 156.59 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE EAST ALONG A LINE SOUTH AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, 156.59 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 17020 S. Kedzie Avenue, Hazel Crest, IL 60429

Tax I.D. No.: 28-26-401-008-0000

situated in the City of Hazel Crest, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to easements, covenants and restrictions of record, if any.

This Deed is executed and delivered in lieu of foreclosure of a certain mortgage, which was recorded on November 16, 2006 as Document No. 0632033069, in the Recorder's Office of Cook County, Illinois; assumed by the Grantor herein to Lender to secure an indebtedness therein described, subject to covenants, agreements and conditions therein contained.

The interest of the Grantee shall not merge, but shall be and remain at all times separate and distinct, notwithstanding any union of said interest.

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Dated this 30th day of April 2012.

Hani Abdallah
Hani Abdallah

Aber Abdallah
Abeer Abdallah

David G. Wasinger
David G. Wasinger, Attorney for Grantee

5/2/12
Date

Exempt under provisions of 35 ILCS 200/31-45 (1)

Property of Cook County Courts

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Hani Abdallah and Abeer Abdallah, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in persons, and acknowledged that they signed, sealed and delivered the said instrument as their 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 30th day of April, 2012.

Beverly Parisella
Notary Public

My Commission Expires:



LEGAL DESCRIPTION FURNISHED AND TITLE NOT EXAMINED

Prepared by:

THE WASINGER LAW GROUP, P.C.
1401 South Brentwood Blvd., Ste. 875
St. Louis, Missouri 63144-1440

Mail Subsequent Tax Bills to:

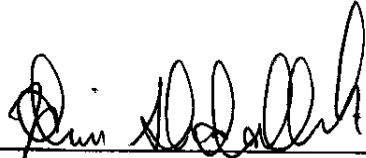
Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

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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 April 30th, 2012

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 30th day of April, 2012
Notary Public Beverly Parisella

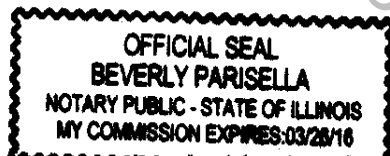


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 30th, 2012

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 30th day of April, 2012
Notary Public Beverly Parisella



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.)