

# UNOFFICIAL COPY



Doc#: 1213716070 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/16/2012 02:33 PM Pg: 1 of 4

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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

**George Winston, a/k/a George L. Winston, Sr. and Phyllis White-Winston\*, \*signing solely to waive homestead rights**

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 Financial I, Inc., successor by merger to 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 35 IN BLOCK 4 IN THE SUBDIVISION OF LOTS 1 TO 10 BOTH INCLUSIVE IN CHARLES RINGER'S SOUTH SHORE ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN FOR WIDENING EAST 83RD STREET) IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 21-31-126-005

Commonly Known As: 8217 S. Kingston Avenue  
Chicago, IL 60617

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

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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, 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 30 day of Mar, 20 12

X George Winston (SEAL)  
George Winston  
X Phyllis White-Winston (SEAL)  
Phyllis White-Winston

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,

**George Winston, a/k/a George L. Winston Sr. and Phyllis White-Winston\*, \*signing solely to waive homestead rights**

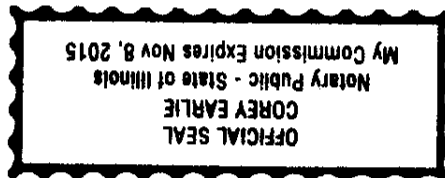
personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including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

Given under my hand and Notarial Seal this 30 day of MARCH, 20 12.

Corey Earlie  
Notary Public

My Commission Expires:

SEAL



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### ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

HSBC Mortgage Services, Inc.  
636 Grand Regency Blvd.  
Brandon, FL 33510  
Attn: Luz Tapia  
(800) 365-6730 x 47170

21-31-126-005

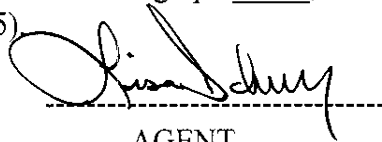
### THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
Our File No. 14-11-40479

Exempt under provision of Paragraph L, Section 21-45 of the Real Estate Transfer Tax Law  
(35 ILCS 200/31-45)

4-30-12

DATE



AGENT

City of Chicago  
Dept. of Finance  
**621291**



Real Estate  
Transfer  
Stamp

**\$0.00**

5/16/2012 14:05  
dr00111

Batch 4,594,457

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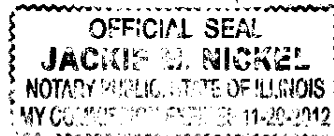
## STATEMENT BY GRANTOR AND GRANTEE

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 2, 2012

Signature: *Lisa Schuy*  
Grantor or Agent

Subscribed and sworn to before me  
By the said *Lisa Schuy*  
This 2 day of May, 2012.  
Notary Public *J. Nickel*

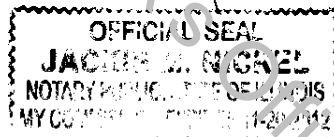


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2, 2012

Signature: *Lisa Schuy*  
Grantee or Agent

Subscribed and sworn to before me  
By the said *Lisa Schuy*  
This 2 day of May, 2012.  
Notary Public *J. 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.)