

# UNOFFICIAL COPY



12145180360

Doc#: 1214518036 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2012 11:26 AM Pg: 1 of 4

## WARRANTY DEED

639317 1/1

THIS INDENTURE, made this May 4, 2012, between Gerald Bauer, Jr. and Marie Bauer, Grantor, and Marquette Bank, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100th DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Lots 13 and 14 in Block 4 in Blue Island Supplement, a subdivision of the northwest 1/4 of the northeast 1/4 of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

The common address of the property is 12716 South Winchester, Blue Island, IL 60406.  
P.I.N.: 25-31-200-025 and 25-31-200-026

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described real estate,

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate,

{00040775}

STEWART TITLE COMPANY  
2005 West Army Trail Road, Suite 110  
Addicks, IL 60101  
630-880-4000

COOK COUNTY RECORDER OF DEEDS  
OFFICE

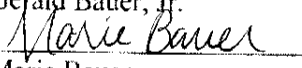
# UNOFFICIAL COPY

against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the Mortgage and Assignment of Rents recorded as documents 0634033169 and 0634033170 respectively.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interests granted by Grantor to Marquette Bank made by Gerald Bauer, Jr. and Marie Bauer, and recorded on December 6, 2006, in the Cook County, Illinois, Recorder's Office as Document Numbers 0634033169 and 0634033170 shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain a separate, distinct and continuing lien and security interest as therein provided.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.

  
Gerald Bauer, Jr.

  
Marie Bauer

~~EXEMPT~~ under provisions of Paragraph ~~12~~  
Section 4, Real Estate Transfer Tax Act.

5/14/12  
Date

  
Buyer, Seller or Representative

~~THIS TRANSACTION IS EXEMPT UNDER  
THE PROVISIONS OF the Real Estate Transfer  
Tax Law 35 ILCS 200/31-45, sub-paragraph 1.~~

# UNOFFICIAL COPY

GRANTOR NOTARY

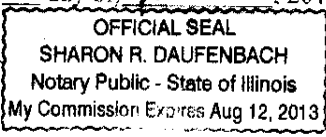
STATE OF ILLINOIS

COUNTY OF COOK

I, Sharon R Daufenbach, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Gerald Bauer, Jr. and Marie Bauer who are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27<sup>th</sup> day of April, 2012.

*Sharon R Daufenbach*  
Notary Public



My commission expires: 08/12, 2013

SEND SUBSEQUENT TAX BILLS TO:

Marquette Bank  
~~9612 West 143rd Street~~ 15959 107th Ave  
Orland Park, IL 60467

PREPARED BY:

Lawrence Gold  
GOMBERG, SHARFMAN, GOLD & OSTLER, P.C  
208 SOUTH LASALLE STREET, SUITE 1410  
CHICAGO, IL 60604

MAIL TO:

GOMBERG, SHARFMAN, GOLD & OSTLER, P.C  
208 SOUTH LASALLE STREET, SUITE 1410  
CHICAGO, IL 60604

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirm that, to the best of his/her 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.

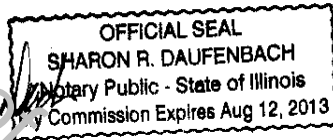
Dated: May 4, 2012

Signature:

Gerald Bauer, Jr.  
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 27 day of April, 2012

NOTARY PUBLIC



The Grantee or his/her 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.

Dated: May 4, 2012

Signature:

Marquette Bank  
Grantee, or Agent

Subscribed and sworn to before me by the said Grantor this 4th day of May, 2012

NOTARY PUBLIC



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)