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Doc#: 1218139024 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/29/2012 09:59 AM Pg: 1 of 5

12-02211

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, TX 75204

Loan No.: 1000360956
Investor No.: 2271808

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Leon Y. Powell, a married man, 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 Taylor, Bean & Whitaker REO, LLC

the GRANTEE,
its successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

City of Chicago
Dept. of Finance
623435



Real Estate
Transfer
Stamp

\$0.00

6/29/2012 8:29

dr00155

Batch 4,878,916

Tax Parcel Number: 25-02-103-030

Commonly Known As: 842 East 88th Street, Chicago, Illinois 60619

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Property of Cook County Clerk's Office

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Loan No.: 1000360956

Investor No.: 2271808

THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, their successors and/or assigns in said property under said mortgage whether guaranteed, insured or direct loan, shall not merge, and that said mortgage shall not merge, and that said mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Leon Y. Powell, a bachelor

, as Mortgagor
to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp.

, as Mortgagee,
dated January 28th, 2008, and recorded on January 29th, 2008 in Book N/A, Page N/A,
Instrument No. 0802931153 which was assigned to Taylor, Bean & Whitaker Mortgage Corp.

by an assignment recorded on October 21st, 2008 in Book N/A, Page N/A, Instrument No. 0829511159 at the Cook County Clerk's Office.

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 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.

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Investor No.: 2271808

WITNESS the HAND and SEAL of the GRANTORS on this 10 day of May, 2012.

Leon Y Powell (Seal)
Leon Y Powell

_____ (Seal)

_____ (Seal)

_____ (Seal)

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,
Leon Y. Powell

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 10 day of May, 2012.

SEAL



Adeline Rivera
Notary Public

My Commission Expires: May 3, 2015

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Taylor, Bean & Whitaker REO, LLC, 5032 Parkway Plaza Blvd, Charlotte, North Carolina 28217

"TAX EXEMPT PURSUANT TO PARAGRAPH L, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT."

5-11-12
Date

6-5-12

Ruth Ruse
Leon Y Powell (Seal)

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Loan No.: 1000360956
Investor No.: 2271808

EXHIBIT "A"

LOT 11 IN BLOCK 2 IN "DAUPHIN PARK", BEING A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. # 25 02 103 030

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 06.28.2012, 20____ Signature: Maureen O'Brien - as agent
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor agent
this 28 day of June,
20 12.



NOTARY PUBLIC [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 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 06.28.12, 20____ Signature: Maureen O'Brien - as agent
Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee agent
This 28 day of June,
20 12.



NOTARY PUBLIC [Signature]

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.)