

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1219922072 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2012 11:17 AM Pg: 1 of 4

THIS INDENTURE, made this 25 day of June, 2012, between Jose Rivera and Angel M. Figueroa ("Grantor") and Home State Bank/National Association ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to its authority, by these presents does REMISE, RELEASE, AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto).

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 below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto, with the appurtenances, 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 DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it.

Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to Grantee, pursuant to the Mortgage executed and delivered by Owner on April 28, 2008, (the "Mortgage"), which mortgage encumbers the Real Property and was recorded in the Office of the Cook County Recorder (the "Recorder's Office") as Document number 0812733201 on May 6, 2008, shall remain in full force and effect and shall not merge

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with the interest acquired hereunder but shall remain a separate, distinct and continuing lien and security interest as therein provided.

Permanent Real Estate Index Number: 06-18-300-089-0000 (Former Permanent Index Number was 06-18-300-083)

IN WITNESS WHEREOF, Grantors have caused their names to be signed to these presents, the day and year first above written.

Jose Rivera

Angel M. Figueroa

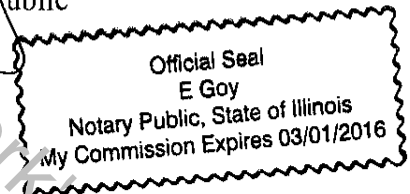
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jose Rivera and Angel M. Figueroa, personally known to me, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 20 day of June, 2012.

  
Notary Public

This instrument was prepared by:  
Michael G. Cortina  
SmithAmundsen, LLC  
2460 Lake Shore Drive  
Woodstock, IL 60098



AFTER RECORDING MAIL TO:

Michael G. Cortina  
SmithAmundsen, LLC  
2460 Lake Shore Drive  
Woodstock, IL 60098

SEND SUBSEQUENT TAX BILLS TO:

Home State Bank  
(Name)  
PO Box 1738  
(Address)  
Crystal Lake, IL 60039-  
(City, State and Zip) 1738

Exempt under subsection 1 of 35 ILCS 200/45.

  
Buyer, Seller or Representative

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## EXHIBIT A

### Legal Description

LOT 3 IN ENGELMANN'S FIRST ADDITION TO FLOWERWOOD RECORDED FEBRUARY 28, 2003 AS DOCUMENT 0030286976, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 11 DEGREES 04 MINUTES 15 SECONDS EAST ALONG THE WEST LINE THEREOF, 24.05 FEET TO A LINE THAT IS 24.0 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 3 (AS MEASURED PERPENDICULAR THERETO); THENCE SOUTH 82 DEGREES 44 MINUTES 42 SECONDS EAST ALONG SAID PARALLEL LINE 181.90 FEET TO THE WESTERLY EXTENSION OF THE WEST LINE OF LOTS 2 AND 4 IN SAID SUBDIVISION; THENCE SOUTH 14 DEGREES 42 MINUTES 32 SECONDS WEST ALONG SAID EXTENDED LINE, 24.20 FEET TO A WESTERLY CORNER OF SAID LOT 4; THENCE NORTH 82 DEGREES 44 MINUTES 42 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 180.36 FEET TO THE POINT OF BEGINNING, CONTAINING 180049.81 SQUARE FEET, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS).

### Permanent Index N number

06-18-300-089-0000

(Former Permanent Index Number was 06-18-300-083)

### Common Address

932 East Chicago, Elgin, IL 60120

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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 June 25, 2012

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Attorney Stephen J. Butler  
This 25th day of June, 2012  
Notary Public *Patricia L. Meigs*



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 June 25, 2012

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Attorney Stephen J. Butler  
This 25th day of June, 2012  
Notary Public *Patricia L. Meigs*



**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.)