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WARRANTY DEED



Doc#: 1219922073 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2012 11:18 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 September 4, 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 0829440040 on October 20, 2008, shall remain in full force and effect and

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shall not merge 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: 06-18-300-090-0000 (Former Permanent Index Numbers were 06-18-300-066 & 06-18-300-084)

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

[Handwritten signatures of Jose Rivera and Angel M. Figueroa over a horizontal line]

STATE OF ILLINOIS)
) ss.
COUNTY OF McHenry

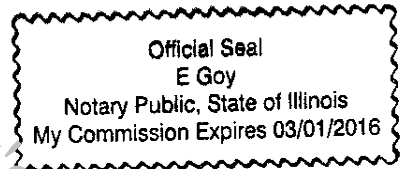
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jose Rivera and Angel M. Figueroa, personally known to me, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary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

Witness my hand and Notarial Seal this 25 day of June, 2012.

[Handwritten signature of E Goy]

Notary Public

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



AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

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

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.

[Handwritten signature]

Buyer, Seller, or Representative



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EXHIBIT A

Legal Description

PARCEL 1:

LOT 4 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN ENGELMANN'S FLOWERWOOD ADDITION, AND LOTS 3, 4 AND 5 IN THE FINAL PLAT OF ENGELMANN'S FIRST ADDITION TO FLOWERWOOD, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FROM INGRESS AND EGRESS AS SHOWN ON PLAT OF ENGELMANN'S FIRST ADDITION TO FLOWERWOOD RECORDED AS DOCUMENT 0030286976 AND ON THE PLAT OF ENGELMANN'S RESUBDIVISION RECORDED AS DOCUMENT 0821718056, IN COOK COUNTY, ILLINOIS.

Permanent Index Number

06-18-300-090-0000

(Former Permanent Index Numbers were 06-18-300-066 & 06-18-300-084)

Common Address

932 East Chicago, Elgin, IL 60120

Proposed by Cook County Clerk's Office

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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: [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

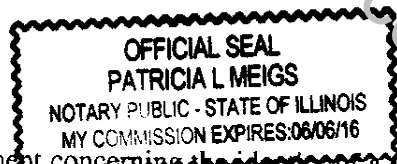


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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