

UNOFFICIAL COPY



THIS DOCUMENT PREPARED BY  
PIERCE & ASSOCIATES  
Thirteenth Floor  
1 North Dearborn  
Chicago, Illinois 60602

Doc#: 1221331018 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/31/2012 10:49 AM Pg: 1 of 3

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
Wells Fargo Bank, N.A.  
1 Home Campus  
Des. Moines, IA 50328

RETURN TO: Melissa Land  
P&A #1201260

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

MELISSA M. PTAK, FORMERLY KNOWN AS MELISSA M. PARKS, AND PAUL PTAK, WIFE AND HUSBAND

the GRANTORS 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 WELLS FARGO BANK, N.A., the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOT 2 IN ELM TERRACE, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER (EXCEPT THE WEST 30 RODS THEREOF) OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1542 KEMMAN AVENUE, LA GRANGE PARK, IL 60526-1215

TAX NO: 15-28-408-014-0000

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its 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 said premises, with the appurtenances thereunto belonging, unto said GRANTEE, its 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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WITNESS the HAND and SEAL of the GRANTORS on this 12 day of MAY, 2012.

X Melissa Ptak  
MELISSA M. PTAK, FORMERLY KNOWN AS MELISSA M. PARKS

X [Signature]  
PAUL PTAK

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK

Duplicate

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

MELISSA M. PTAK AND PAUL PTAK, WIFE AND HUSBAND

the affiant(s), personally known to me to be the same persons 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 12 day of May, 2012

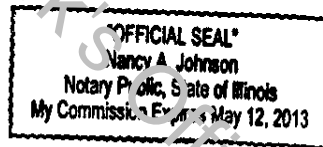
SEAL

Nancy A. Johnson  
Notary Public

My Commission Expires: May 12, 2013

"EXEMPT UNDER PROVISION OF PARAGRAPH 4, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW"

7/19/12      [Signature]  
DATE                      AGENT



Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of

as the subject conveyance is to and/or from a Governmental Agency.

\_\_\_\_\_  
DATE                      AGENT

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STATEMENT BY GRANITOR AND GRANTEE

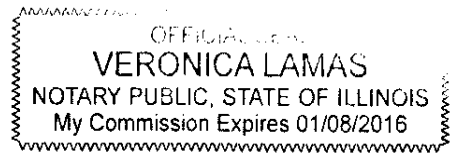
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 July 30<sup>th</sup> 2012

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 30<sup>th</sup> DAY OF July  
20 12.

NOTARY PUBLIC [Handwritten 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 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.

Date July 30<sup>th</sup> 2012

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 30<sup>th</sup> DAY OF July  
20 12.

NOTARY PUBLIC [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identify 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.]