

UNOFFICIAL COPY

Record+Return to:
Codilis & Associates, P.C.
15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527
12-05425



Doc#: 1222822160 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/15/2012 02:03 PM Pg: 1 of 4

Above space for Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE
PURSUANT TO SECTION 735 ILCS 5/15 1401

KNOW ALL MEN BY THESE PRESENTS, that **Francisco Magana married to Renee Keane***,*signing for the sole purpose of waiving homestead rights

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 **U.S. Bank National Association not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I**, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

LOT 11 IN BLOCK 11 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 17-08-116-004

Commonly Known As: 1471 W. Erie Street
Chicago, IL 60622

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, 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.

City of Chicago
Dept. of Finance
626157



Real Estate
Transfer
Stamp

8/15/2012 13:36

dr00155

\$0.00

Batch 5,141,393

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WITNESS the HAND and SEAL of the GRANTORS on this 23 day of July, 2012.

X Francisco Magana (SEAL)
Francisco Magana

X Renee Keane (SEAL)
Renee Keane*, *signing for the sole
purpose of waiving homestead rights

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, **Francisco Magana and Renee Keane** 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 23 day of July, 2012

[Signature]
Notary Public

My Commission Expires: 04/23/2015

SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

U.S. Bank National Association not in its individual capacity,
but solely as Legal Title Trustee for LVS Title Trust I
Attn: Gary Arakelian
7505 Irvine Center Dr.
Irvine, CA 92618
877.342.4177

17-08-116-004

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THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Our File No. 14-12-05425

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law
(35 ILCS 200/31-45).

7-24-2012

DATE

Anna Guacomini

AGENT

Property of 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 of Assignment of Beneficial Interest in 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 24, 2012

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Sarah Muhm
This 24 day of July, 2012.
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 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 July 24, 2012

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Sarah Muhm
This 24 day of July, 2012.
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.)