THIS DOCUMENT PREPARED BY NOFFICIAL COPY

PIERCE & ASSOCIATES Thirteenth Floor 1 North Dearborn Chicago, Illinois 60602

ADDRESS OF GRANTEE

& SUBSEQUENT TAX BILLS TO:

7/50 Con porale di.

Francisco 75024 (800) Ung 5224 Atten. Sheda Mothstein RETURN TO: Melissa Laval

P&A #1117145



Doc#: 1223444107 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 08/21/2012 02:50 PM Pg: 1 of 3

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

DAVID SIMON AND LISSAMMA SIMON

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 BANK OF AMERICA, N.A, SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOAN SERVICING, LP, the GRANTEE, its successors and assign;, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOT 435 IN HASBROOK SUBDIVISION UNIT NUMBER 5, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGL 21, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1538 N. KENNICOTT AVE, ARLINGTON HEIGHTS, IL 60004

NOTE: THE PROPERTY IN QUESTION IS NOW VACANT, AND SHOULD NOT BE CONSTRUED AS BEING HOMESTEAD PROPERTY FOR THE GRANTOR OR THEIR SPOUSE, IF ANY.

TAX NO: 03-19-112-004-0000

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 heir 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.

WITNESS the HAND and SEAL of the GRANTORS on this 29 day of fugast, 20//\_.

(BORROWER'S SIGNATURE)

(BORROWER'S SIGNATURE)

1223444107 Page: 2 of 3

STATE OF ILLINOIS

## UNOFFICIAL COPY

COUNTY OF COOK

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

DAVID SIMON AND LISSAMMA SIMON;

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 Notatier soul this 19 day of fugur f	2011
Given under my and and Notarier soci this 29 day of figure MARY C. URUBEK  SEAL Notary Public - State of Texas  Commission Expires: 02/20/12  The Commission Expires: 02/20/12	hek_
My Commission Expires.	
My Commission Expires	
"EXEMPT UNDER PROVISION OF FARAGRAPH $\underline{\angle}$ ,	
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW"	
8/24/2 MM M	
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	
Correspondent all Agencies	
Governmental Agency.	
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1223444107 Page: 3 of 3

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.

Signature

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

BY THE SAID

THIS 2/JT DAY OF

20/2.

**NOTARY PUBLIC** 

OFFICIAL SEAL VERONICA LAMAS NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 01/08/2016

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.

Signature

Crantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

DAY OF

**NOTARY PUBLIC** 

**OFFICIAL** VERONICA LAMAS NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 01/08/2016

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be quilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to dead or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]