

UNOFFICIAL COPY

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

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:

Bank of America
7150 Corporate Dr.
Piano, IL 75024
(800) 469-5224 Attn: Sheila Prothstein
RETURN TO: *Melissa Loral*
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 assigns, 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, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778431, 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 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.

WITNESS the HAND and SEAL of the GRANTORS on this 29th day of August, 2011.

X *David Simon* (BORROWER'S SIGNATURE)
DAVID SIMON

X *Lissamma Simon* (BORROWER'S SIGNATURE)
LISSAMMA SIMON

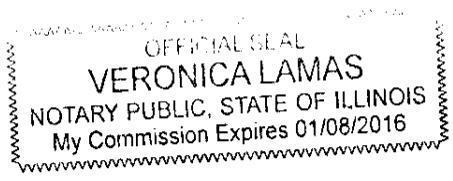
UNOFFICIAL COPY

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 August 21st 2012 Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 21st DAY OF August
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 August 21st 2012 Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 20th DAY OF August
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.]