

# UNOFFICIAL COPY

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



ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
Alliance Mortgage Lender Services, Inc.  
9400 SW Beaverton Hillsdale Highway  
Beaverton, OR 97005  
(520) 745-0900  
RETURN TO: Melissa Land  
PA #1206985

Doc#: 1229144072 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/17/2012 02:40 PM Pg: 1 of 4

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

JANELL J HART, BUFORD R. HART, YOLANDA GARDNER, AND FELISHA HART

the GRANTORS herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant and convey unto ALLIANCE REALTY CAPITAL, LLC, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOTS 13 AND 14 AND THE EAST 5 FEET OF LOT 15 IN BLOCK 7 IN SUBDIVISION OF JOHN G. SHORTHALL, AS TRUSTEE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1427 EAST 71ST PLACE, CHICAGO, IL 60619

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: 20-26-206-027-0000

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, his successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

# UNOFFICIAL COPY

WITNESS the HAND and SEAL of the GRANTORS on this 5<sup>th</sup> day of July, 2012.

X [Signature]  
JANELLE J. HART

STATE OF ~~ILLINOIS~~ <sup>Michigan</sup>  
COUNTY OF ~~COOK~~ <sup>St Joseph</sup> ) SS.

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

JANELLE J. HART

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 5<sup>th</sup> day of July, 2012.

[Signature] Kelly L First  
Notary Public

SEAL

My Commission Expires: November 5, 2013

WITNESS the HAND and SEAL of the GRANTORS on this 12 day of August, 2012.

X [Signature]  
BUFORD R. HART  
X [Signature]  
YOLANDA GARDNER  
X [Signature]  
FELISHA HART

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,

BUFORD R. HART, YOLANDA GARDNER, AND FELISHA HART

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

# UNOFFICIAL COPY

release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 13<sup>th</sup> day of August, 2012.

SEAL



Kamillah L. Chandler  
 Notary Public

My Commission Expires

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

10/16/12  
DATE

[Signature]  
AGENT

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

as the subject conveyance is consideration under Ten Dollars (\$10.00).

DATE

AGENT

P&A #1206985

City of Chicago  
Dept. of Finance  
629969



Real Estate  
Transfer  
Stamp

\$0.00

10/10/2012 15:41

dr00111

Batch 5,389,812

Property of Cook County Clerk's Office

# 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 October 16<sup>th</sup> 2012

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 16<sup>th</sup> DAY OF October  
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 October 14<sup>th</sup> 2012

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 16<sup>th</sup> DAY OF October  
20 12.



NOTARY PUBLIC [Handwritten Signature]

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.]