



Doc#: 1304418033 Fee: \$62.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2013 09:16 AM Pg: 1 of 3

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, Gustavo Ruiz, the GRANTOR herein, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto Chicago Title and Trust #8002360597 U/T/A November 2, 2012, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of, State of Illinois, to-wit:

Lot 14 in Block 2 in T.J. Grady's Sixth Green Briar addition to North Edgewater, a subdivision of the northeast ¼ of the northwest ¼ of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN No. 13-01-106-014

COMMONLY KNOWN AS: 6327 N. Francisco Ave., Chicago, IL, 60659

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, excepting a document recorded October 15, 2004 as document number 0428932116, and also rerecorded/corrected Document Number 0429534125, and that it and its 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.

UNOFFICIAL COPY

WITNESS the HAND and SEAL of the GRANTORS on this 14 th day of November, 2012.

X *Yvonne Ruiz* (SEAL)

X _____ (SEAL)

STATE OF ILLINOIS

SS.

COUNTY OF Cook

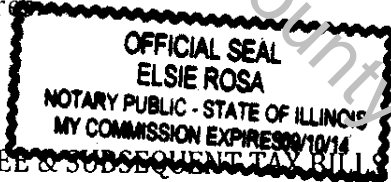
I, the undersigned a Notary Public in and for the County and State aforesaid do hereby certify that *Yvonne Ruiz*, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and 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 14 th day of November, 2012.

Elsie Rosa
Notary Public

My Commission Expires

SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Chicago Title and Trust
Trust # 8002360597
U/T/A Dated November 2, 2012

City of Chicago
Dept. of Finance
637223



Real Estate
Transfer
Stamp

2013/01/3 9:03

000483

\$0.00

Batch 5,918,547

THIS DOCUMENT PREPARED BY AND MAIL TO:

TKMS
2708 N California Ave
Chicago IL 60647

Exempt under provision of Paragraph 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Jan 21, 2013
DATE

[Signature]
AGENT

UNOFFICIAL COPY

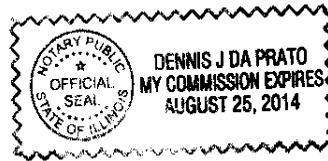
STATEMENT OF GRANTOR AND GRANTEE

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, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 11th, 2013

Signature: _____
GUSTAVO RUIZ, Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 11th day of February, 2013.



NOTARY PUBLIC

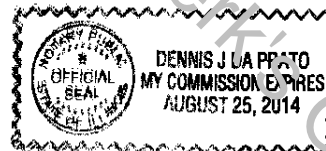
My commission expires: 2/25/14

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, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 11th, 2013

Signature: _____
CHICAGO TITLE LAND TRUST, Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 11th day of February, 2013.



NOTARY PUBLIC

My commission expires: 2/25/14

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in Cook County, in the State of Illinois, DO HEREBY CERTIFY that the above named, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.