



Doc#: 1310741089 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2013 02:45 PM Pg: 1 of 4

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4/29

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

KNOW ALL MEN BY THESE PRESENTS, that

**Gerasimos Portocalis, a married person**

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 convey and warrant unto American Homeowner Preservation Fund, L.P., the GRANTEE, its successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1: UNIT 2042 IN ASHTON CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN LINCOLN PROPERTY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 18, 1985 AS LR DOCUMENT NO. 3462968 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620844022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR STORM WATER DRAINAGE AND DETENTION, AS INDICATED BY THE TERMS AND CONDITIONS CONTAINED IN ONSITE UTILITY AND ROADWAY MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 85177957, AND IN NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION FILED AS LR3472868, OVER THE FOLLOWING DESCRIBED LAND: LOT 3 IN LINCOLN PROPERTY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 18, 1985 AS LR DOCUMENT NO. 3462968 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

... OF, INC.

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# UNOFFICIAL COPY

Tax Parcel Number: 08-15-300-017-1162  
(08-15-300-009 Underlying)

Commonly Known As: 2386 S. Goebbert Road, Unit #2042  
Arlington Heights, IL 60005

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD the above 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 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.

WITNESS the HAND and SEAL of the GRANTORS on this 26 day of JAN, 2013.

X Gerasimos Portocalis (SEAL)  
Gerasimos Portocalis

X Lea Worth (SEAL)  
~~Lea Portocalis~~ LEA WORTH

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,

Gerasimos Portocalis and ~~Lea Portocalis~~ LEA WORTH

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 26 day of JAN, 2013

Mandy L. Gordon  
Notary Public



# UNOFFICIAL COPY

My Commission Expires:

SEAL

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

American Homeowner Preservation Fund, L.P.  
Attn: Jorge Newberry  
53 W. Jackson Blvd., #1357  
Chicago, IL 60604

08-15-300-017-1044  
(08-15-300-009 Underlying)

THIS DOCUMENT PREPARED BY AND MAIL TO:

*Deed + Tax Bill*

CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
Our File No. 14-09-18151

Exempt under provision of Paragraph 2, Section 31-45 of the Real Estate Transfer Tax Law  
(35 ILCS 200/31-45).

3/11/13

V-EA

DATE

AGENT

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

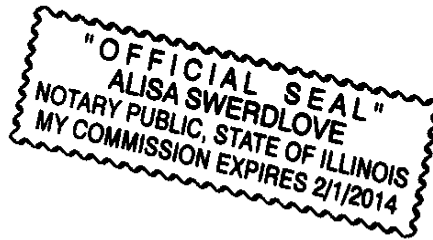
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated 2/28/13

Bonnie Brown  
Signature of Grantor or Agent

Subscribed and sworn to before me this

28<sup>th</sup> day of February, 2013  
Day Month Year



Alisa Swerdlove  
Notary Public

The grantee or the grantee's 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.

Dated 2/28/13

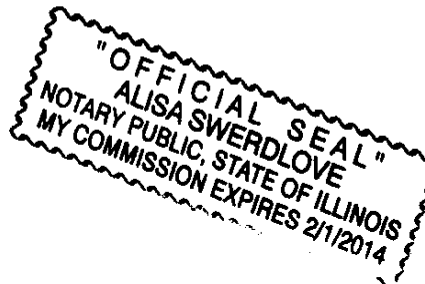
Bonnie Brown  
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

28<sup>th</sup> day of February, 2013  
Day Month Year



Alisa Swerdlove  
Notary Public