

# UNOFFICIAL COPY



This document prepared by: )  
5 STAR MORTGAGE CONSULTANTS INC. )  
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Doc#: 1317248035 Fee: \$42.00  
RHSP Fee: \$9.00 RPHF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/21/2013 12:20 PM Pg: 1 of 3

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31-11-309-004-0000

(Parcel Identification Number)

## WARRANTY DEED

THE GRANTOR, US BANK N.A., the party of the first part, a Corporation WITNESSETH, that in valuable consideration of Ten Dollars (\$10.00) cash in hand paid, the receipt thereof which is hereby acknowledged, does by these presents, grant, bargain, sell and convey, unto Marcus-Jerome II: Lenton, party of the second part, and assigns, all of the following described real estate, situated in the County of Cook, State of Illinois, to wit:

### Legal Description:

**LOT 174 IN FINAL PLAT OF SUBDIVISION BALLANTRAE OF FLOSSMOOR UNIT 5, BEING A SUBDIVISION OF PARTS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 8/1/03 AS DOCUMENT 032121001, IN COOK COUNTY, ILLINOIS.**

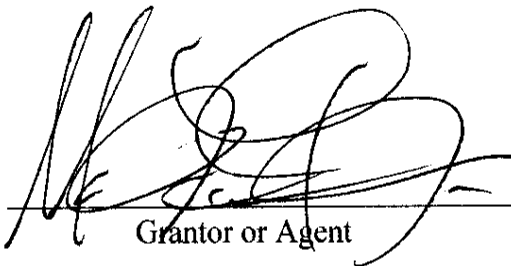
*AKA. 1523 DUNFRIES ST FLOSSMOOR, IL 60422*

**PIN# 31-11-309-004-0000**

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining forever. US BANK N.A., its successors and assigns, does hereby covenant, promise and agree to the delivery of these presents. It is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises with the appurtenances: that the same are free, clear and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever, nature. The party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, Marcus-Jerome II: Lenton and assign, against said party of the first part, its assigns successors and assigns, and all and every person whomsoever, lawfully claiming or to claim the same.

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In WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name this day 19 of 04, 2013.

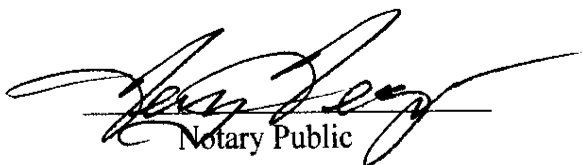
By:   
Grantor or Agent

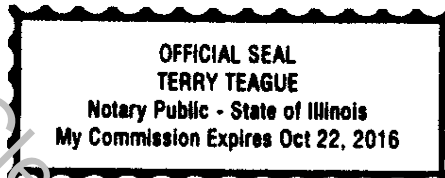
STATE OF ILLINOIS        )  
                                          ) SS.  
COUNTY OF COOK        )

This instrument was acknowledged before me this 19 day of 04, 2013 by the Grantor or agent Marcus Jerome II Lenton of US BANK N.A., a corporation. They signed and delivered said instrument, as their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal.

My commission Expires:

  
Notary Public



Seal

When recorded mail tax statements to:  
Marcus-Jerome II: Lenton  
1523 Dunfries Street  
Flossmoor, Illinois 60422

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor US BANK N.A. or its agent affirms that, to the best of its 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 06/19/2013

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF 06 2013.

NOTARY PUBLIC [Handwritten Signature]



The grantee Marcus-Jerome II: Lenton 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 title to real estate under the laws of the State of Illinois.

Dated 06/19/2013

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF 06 2013.

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 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 Tax Act.]