

UNOFFICIAL COPY



WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTORS, Miguel Rodriguez
and Kathleen Fitzgerald, of the City of
Berwyn, County of Cook, State of
Illinois for and in consideration of Ten
and No/100 (\$10.00) Dollars, and other
good and valuable considerations in
hand paid, CONVEYS and
WARRANTS to: BMO Harris Bank
N.A., a corporation existing under and
by virtue of the laws of Wisconsin,
having its office at 180 N. Executive
Drive, Brookfield, WI 53005, the
following described Real Estate situated
in the County of Cook in the State of
Illinois, to wit:

Doc#: 1325919071 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2013 03:20 PM Pg: 1 of 3

For Use by the County Recorder

THE WEST HALF OF THAT PART OF LOT 7 LYING WEST OF THE EAST 33.00 FEET
(EXCEPT THE NORTH 90.00 FEET THEREOF), AND THE NORTH 3.00 FEET OF THE
WEST HALF OF THAT PART OF LOT 6 LYING WEST OF THE EAST 33.00 FEET
(EXCEPT THE EAST 8.00 FEET OF THE ABOVE DESCRIBED PROPERTY) IN THE
SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3637 South Ridgeland Avenue, Berwyn, IL 60402
Permanent Index No.: 16-32-308-019-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois. This deed is a transaction exempt from all state or local transfer taxes/stamps,
and the Cook County Recorder of Deeds shall permit immediate recordation herein without any
exemption stamps.

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2012
and subsequent years as applicable.

(signature page follows)

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 12 OF THE BERWYN CITY
CODE SEC. 88C.06 AS A REAL ESTATE
TRANSACTION
DATE 9/11/13 TELLER A.Y.

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Dated this 16 day of August, 2013

By: [Signature]
Miguel Rodriguez

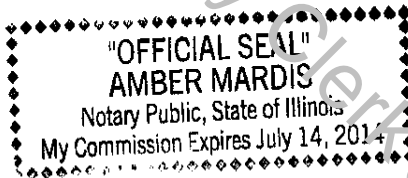
By: [Signature]
Kathleen Fitzgerald

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Miguel Rodriguez and Kathleen Fitzgerald, personally known to me to be the same people whose name 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 their 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 official seal
this 16 day of August, 2013

COUNTY OF Cook)
STATE OF ILLINOIS)

[Signature]
NOTARY PUBLIC



Prepared by and Return to: Ehrenberg & Egan, LLC
321 N. Clark St., Suite 1430
Chicago, IL 60654

Grantee and send tax bills to: BMO Harris Bank N.A.
180 N. Executive Drive, Suite 200
Brookfield, WI 53005

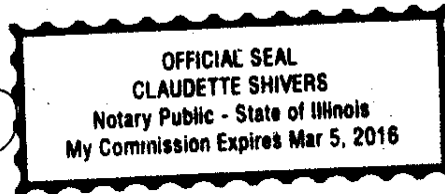
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STATEMENT OF GRANTOR/GRANTEE

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 Sept. 16, 2013 Signature: Julie Egan agent
Grantor or Agent

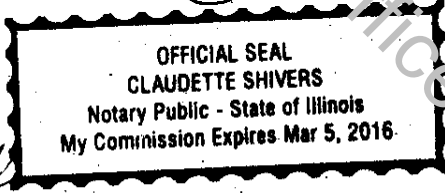
Subscribed and sworn to before me by the said Julie Egan this 16th day of September 2013.
Notary Public Claudette Shivers



The grantee 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 Sept. 16, 2013 Signature: Julie Egan agent
Grantee or Agent

Subscribed and sworn to before me by the said Julie Egan this 16th day of September 2013.
Notary Public Claudette Shivers



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.