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Doc#: 1335422000 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/20/2013 08:03 AM Pg: 1 of 3

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

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:
JPMorgan Chase Bank, N.A.
10790 Ranch Bernardo Rd.
San Diego, CA 92127

RETURN TO: ~~BOX 174~~
PA #1108194

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that

GENARO AVILA AND CARMEN AVILA, MARRIED TO EACH OTHER,

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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOT 10 IN HAPPY HOME SUBDIVISION OF BLOCK 31 IN SUBDIVISION
OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN (EXCEPT *SOUTH 300 ACRES THEREOF) IN
COOK COUNTY, ILLINOIS. *THE

Commonly known as: 1320 ^{South} ELMWOOD AVENUE, BERWYN, IL 60402

TAX NO: 16-19-214-030-0000

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.

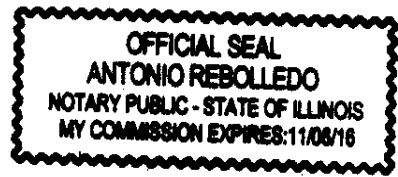
THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC. 800.06 AS A REAL ESTATE
TRANSACTION.
DATE 12-10-13 TELLER JR

FAtc 2457341

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WITNESS the HAND and SEAL of the GRANTORS on this 9th day of May, 12.

X Genaro Avila
GENARO AVILA
X Carmen Avila
CARMEN AVILA



STATE OF ILLINOIS

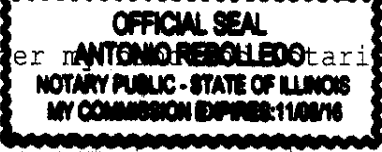
) SS.

COUNTY OF COOK

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

GENARO AVILA AND CARMEN AVILA,

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  Notarial Seal this 9th day of May, 13.

Notary Public

SEAL
My Commission Expires: 11/6/16

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

6/17/13 Mr. [Signature]
DATE 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).

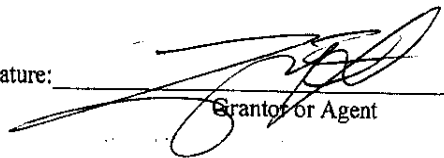
DATE AGENT

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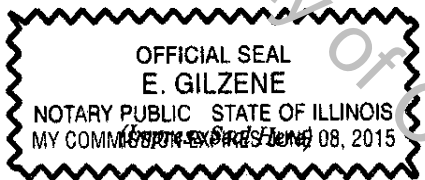
STATEMENT BY GRANTOR AND GRANTEE

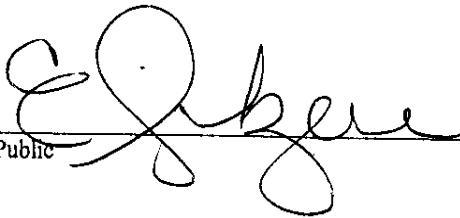
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 12/18/2013

Signature: 
Grantor or Agent

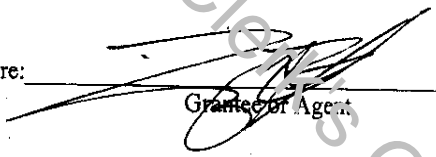
SUBSCRIBED and SWORN to before me on .

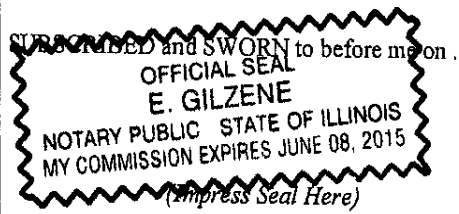




Notary Public

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: 12/18/2013

Signature: 
Grantee or Agent




Notary Public

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