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WARRANTY DEED IN LIEU OF FORECLOSURE



Doc#: 1336519104 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2013 12:13 PM Pg: 1 of 3

KNOW ALL MEN BY THESE PRESENTS that GRANTOR, PATRICK J. FERN, an unmarried man, for and in consideration of the sum of TEN and NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, does hereby GRANT, TRANSFER, CONVEY and WARRANT to GRANTEE, CTB REAL ESTATE HOLDINGS, LLC - South Central SERIES, an Illinois series limited liability company, of 385 Waukegan Rd., Northbrook, IL 60062, as designee of CENTRUST BANK, N.A. ("LENDER"), in lieu of

foreclosure of that certain Mortgage given by GRANTOR in favor of LENDER dated October 30, 2007, and recorded with the Cook County Recorder of Deeds on November 2, 2007 as document number 0730649112 ("Mortgage"), and that certain Assignment of Rents dated October 30, 2007 and recorded on November 2, 2007 as document number 0730649113 ("Assignment of Rents"), all of Grantor's right title and interest in and to the following real estate, situated in the County of Cook, State of Illinois, as follows:

LOTS 20 AND 21 IN CRANE VIEW ARCHER AVENUE HOME ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST HALF OF THE WEST HALF, EXCEPT THE NORTH 9 AND 225/1000 ACRES AND EXCEPT A 66 FOOT STRIP ACROSS THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART TAKEN FOR CONDEMNATION IN CASE NO. 91L51021.

Commonly known as: 4751 S. Central Ave., Lots 20 and 21
Stickney, Illinois 60638
P.I.N.:) *2011W.comparted Stickney*
19-09-100-037-0000

Grantor acknowledges and agrees that Grantor delivered this Deed pursuant to the Forbearance, Loan Modification and Deed in Lieu of Foreclosure Agreement dated as of even date herewith, by and between the Grantor and Lender, among others. **Grantor further acknowledges that Grantor shall NOT be relieved of any personal liability or deficiency to Lender.**

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

Patrick J. Fern
Patrick J. Fern

In Witness Whereof, the undersigned have hereunto set their hands and seals this 16th day of October, 2013.

Patrick J. Fern
Patrick J. Fern

Exempt under the provisions of Paragraph L of the Real Estate Transfer Act.

Seller or Agent

WI
STATE OF ~~ILLINOIS~~)
COUNTY OF Rock) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Fern, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his individual free and voluntary act.

Given under my hand and official seal, this 16th day of October, 2013.

Notary Public: [Signature]

My commission expires: 2-26-11

This instrument was prepared by and after recording mail to:

Andrew Glubisz
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606
(312) 444-9300

Send tax bills to:

Centrust Bank, N.A.
385 Waukegan Rd.
Northbrook, IL 60062

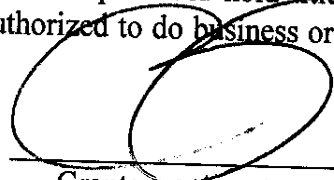
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STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

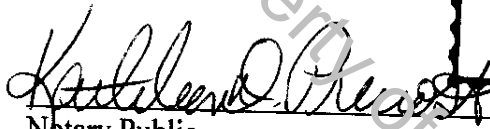
Dated: December 31, 013

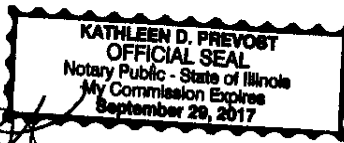
Signature: _____



Grantor or Agent

Subscribed and Sworn before me
this 31st day of December, 2013.

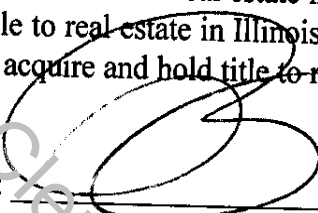

Notary Public



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.

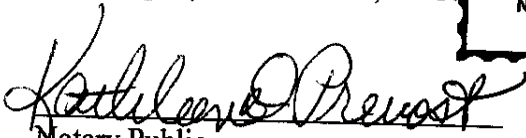
Dated: December 31, 2013

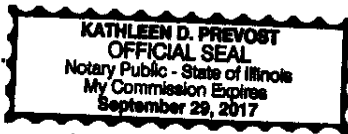
Signature: _____



Grantee or Agent

Subscribed and Sworn before me
this 31 day of December, 2013.


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 the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Special Warranty 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.)