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1402929021D

Doc#: 1402929021 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2014 10:22 AM Pg: 1 of 4

Property of Cook County

WARRANTY DEED IN LIEU OF FORECLOSURE

11-05317 E

KNOW ALL BY THESE PRESENTS, that JOHN SHERIDAN, a single person, the GRANTOR(S), does give, grant, bargain, sell and convey to U.S. Bank National Association, the GRANTEE, its successors and assigns, all the following described premises situated in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above conveyed and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTOR(S) does covenant for themselves, their heirs, executors and assigns, that at the signing of these presents, they are the lawful owner of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and convey the above described premises in the manner and form as above written; and that the above described premises are free and clear from all encumbrances whatsoever, and that the GRANTOR(S) and their heirs, executors and assigns will warrant and defend the above described premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever.

The GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, including rights enumerated by Illinois statutes 735 ILCS 5/12-901 *et seq.*

The acceptance and recording of this deed is expressly subject to and contingent upon JOHN SHERIDAN transferring to U.S. Bank National Association clear and marketable title, with the exception of current taxes and/or JPMorgan Chase Bank, N.A. being satisfied with the condition of title.

City of Chicago
Dept. of Finance
653475



Real Estate
Transfer
Stamp

\$0.00

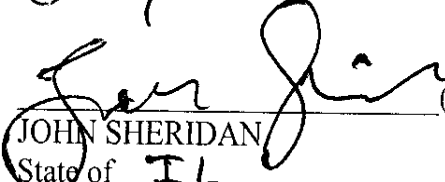
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Batch 7,160,388

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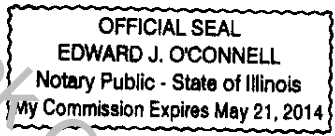
WITNESS the HAND and SEAL of the GRANTOR(S) on this 20 day of July, 2013

 (SEAL)
JOHN SHERIDAN
State of IL
County of COOK

Signed or attested before me on 7/20/13 by JOHN SHERIDAN


Signature of Notary Public

My commission expires: 5-21-14
(SEAL)



Send Tax Bill to:
ADDRESS OF GRANTEE:
U.S. Bank National Association
370 South Cleveland Avenue
Westerville OH 43081


Address of Property:
7009 North Wolcott Avenue
Unit 1
Chicago, IL 60626

MAIL TO:
Fisher and Shapiro, LLC
Attorneys for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847)291-1717

This instrument was drafted by:
Fisher and Shapiro, LLC
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015

Contact for Grantee:
Brandon Mayo
370 South Cleveland Avenue, Westerville OH
43081
(614) 248-4100

Deposit in Recorder's Box #254

EXEMPT 35 ILCS 200/31-45 (L)
DATE 10/1/2013

REPRESENTATIVE

Case file no: 11-053178

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Exhibit A

Information required by 735 ILCS 5/15-1509.5

Name of Grantee: U.S. Bank National Association
Address of Grantee: 370 South Cleveland Avenue, Westerville OH 43081
Telephone Number: (614) 248-4100

Name of Contact Person for Grantee: Brandon Mayo
Address of Contact Person for Grantee: 370 South Cleveland Avenue, Westerville OH 43081
Contact Person Telephone Number: (614) 248-4100

LEGAL DESCRIPTION

UNIT NO. 7009-1 IN WOLCOTT COURTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 12 AND 13 IN BLOCK 24 IN ROGERS PARK IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412134031, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 7009 North Wolcott Avenue, Unit 1, Chicago, IL 60626

Permanent Index No.: 11-31-210-038-1014

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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 October 4th, 2013

Signature: *Heather Johnston*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 4th day of October, 2013
Notary Public *[Signature]*



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

Date October 4th, 2013

Signature: *Heather Johnston*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 4 day of October, 2013
Notary Public *[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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)