

UNOFFICIAL COPY

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that the GRANTOR, NATHAN MICHAEL FREEBORN, an unmarried man, for and in consideration of the forbearance of the Grantee, 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

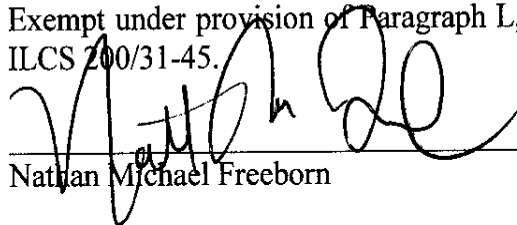
GRANT, TRANSFER, CONVEY and WARRANT to Grantee NORTH COMMUNITY BANK, whose address is 180 N. LaSalle, #1925, Chicago, IL 60601 ("Lender"), in lieu of foreclosure of that certain Mortgage dated March 24, 2008, and recorded with the Cook County Recorder of Deeds on March 25, 2008 as document number 0808516042, given by Grantor in favor of Lender, and in settlement of that certain loan by Lender to Grantor secured by this parcel of real property, which loan was evidenced by a certain Promissory Note dated March 24, 2008, as thereafter from time to time renewed, extended, amended and replaced, all of Grantor's right, title and interest in and to the real estate situated in the County of Cook, State of Illinois described in Exhibit A attached hereto and incorporated herein by reference.

Grantor and Grantee acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure. Grantor further acknowledges and agrees that Grantor delivered this Deed pursuant to the Agreement for Deed In Lieu of Foreclosure dated March 7th, 2014, ("Agreement") by and between the parties thereto.

Parcel ID Number: 18-13-230-048-000

Property Address: 5836 S. Harlem Ave., Summit, Illinois

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


Nathan Michael Freeborn

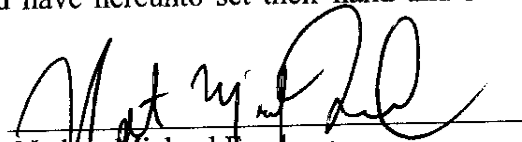
Date: March 7th, 2014



Doc#: 1407344102 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/14/2014 03:44 PM Pg: 1 of 4

UNOFFICIAL COPY

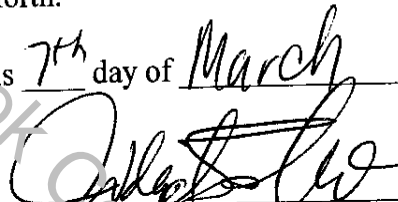
7th IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this
day of March, 2014.


Nathan Michael Freeborn

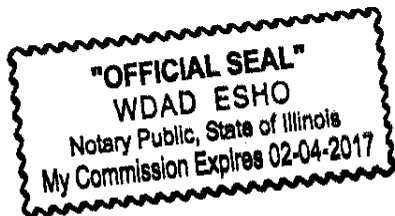
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NATHAN MICHAEL FREEBORN, the same individual 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 free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 7th day of March, 2014.


NOTARY PUBLIC

My commission expires: 2-04-2017



This instrument was prepared by and after recording mail to:

Andrew L. Glubisz, Esq.
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Send tax bills to:

North Community Bank
180 N. LaSalle, #1925
Chicago, IL 60601

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 (EXCEPT THE EASTERLY 17 FEET THEREOF), IN BLOCK 110 IN F.H. BARTLETT'S HIGHLANDS IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5836 S. HARLEM AVE., SUMMIT, ILLINOIS

P.I.N.: 18-13-230-048-000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: 3-10-14

By: Elyse O'Looney

SUBSCRIBED and SWORN to before me this 11th day of MARCH, 2014.



Kimberly A Macejak
NOTARY PUBLIC
My commission expires: 5/11/17

The grantee or his/her 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.

Date 3-11-14

By: Elyse O'Looney

SUBSCRIBED and SWORN to before me this 11th day of MARCH, 2014.



Kimberly A Macejak
NOTARY PUBLIC
My commission expires: 5/11/17

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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 5 of the Illinois Real Estate Transfer Act.]