

# UNOFFICIAL COPY



Doc#: 1417645050 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/25/2014 12:36 PM Pg: 1 of 4

Property of Cook County Clerk's Office

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL BY THESE PRESENTS, that FRED A. BARTOS, a single person, the GRANTOR(S), does give, grant, bargain, sell and convey to The Secretary of Housing and Urban Development, 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 FRED A. BARTOS transferring to The Secretary of Housing and Urban Development clear and

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marketable title, with the exception of current taxes and/or Deval Corporation being satisfied with the condition of title.

WITNESS the HAND and SEAL of the GRANTOR(S) on this 11 day of JUNE, 2014

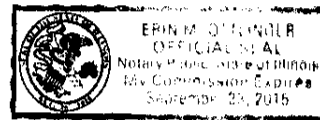
Fred A. Bartos (SEAL)

FRED A. BARTOS  
State of ILLINOIS  
County of COOK

Signed or attested before me on 06.11.14 by Fred A. Bartos

Erin M. O'Connell  
Signature of Notary Public

My commission expires: 09.23.15  
(SEAL)



Send Tax Bill to:  
ADDRESS OF GRANTEE:  
The Secretary of Housing and Urban Development  
4400 Will Rogers Parkway, Suite 300  
Oklahoma City, OK 73108

Address of Property:  
9197 North Road  
Unit B  
Palos Hills, IL 60465

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

Deposit in Recorder's Box #254

Case file no: 14-072407

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH (1) OF THE REAL ESTATE  
TRANSFER ACT AS AMENDED.

BY Erin M. O'Connell  
DATE 6/17/14  
REPRESENTATIVE

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

EXEMPT 35 ILCS 200/31-45 ( B )

DATE 6/17/14  
REPRESENTATIVE [Signature]

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## Exhibit A

Information required by 735 ILCS 5/15-1509.5

Name of Grantee: Secretary of Housing and Urban Development  
Address of Grantee: 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108  
Telephone Number: (877) 517-4488

Name of Contact Person for Grantee: Pam Pounds  
Address of Contact Person for Grantee: 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108  
Contact Person Telephone Number: (877) 517-4488

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 9197-B IN WOODS EDGE CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS OF LOT "A" (EXCEPT THAT FALLING IN KEANE AVENUE) IN MCGRATH AND AHERN SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBITS B AND C TO DECLARATION MADE BY AETNA STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 6, 1976 AND KNOWN AS TRUST NUMBER 10-21-09 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23667055 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE RIGHT TO THE EXCLUSIVE USE AND POSSESSION AS A LIMITED COMMON ELEMENT OF GARAGE SPACE NUMBER 38 AS DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23667055 AND AS AMENDED FROM TIME TO TIME.

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY AETNA STATE BANK, AS TRUSTEE UNDER TRUST NUMBER 10-21-09 DATED MAY 6, 1976, RECORDED OCTOBER 8, 1976 AS DOCUMENT NUMBER 23667054 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Commonly known as 9197 North Road, Unit B, Palos Hills, IL 60465  
Permanent Index No.: 23-22-200-034-1078

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14-072407

## 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 June 19<sup>th</sup>, 2014

Signature: *Eric Roszczyk*  
Grantor or Agent

Subscribed and sworn to before me  
By the said AGENT  
This 19 day of JUNE, 2014  
Notary Public *Heather M. Johnston*



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 JUNE 19<sup>th</sup>, 2014

Signature: *Eric Roszczyk*  
Grantee or Agent

Subscribed and sworn to before me  
By the said AGENT  
This 19 day of JUNE, 2014  
Notary Public *Heather M. Johnston*



**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.)