

UNOFFICIAL COPY

WARRANTY DEED (In Lieu of Foreclosure)

Property Address:

6641-6643 North Ave.
Oak Park, Illinois 60302

PIN: 16-06-202-002-0000
16-06-202-003-0000

Return To: Village of Oak Park
123 Madison Street
Oak Park, IL 60302
Attn.: Law Department

Send Subsequent Tax Bills To:
Village of Oak Park
123 Madison Street
Oak Park, IL 60302



Doc#: 1421644031 Fee: \$44.00,
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2014 11:44 AM Pg: 1 of 4

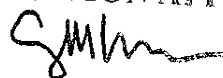
THE ABOVE SPACE FOR RECORDER'S USE ONLY

Jose A. Garcia, whose address is 6945 West George, Chicago, Illinois 60634 and Santiago Garcia whose address is 1361 Cornell Circle, Sugar Grove, Illinois 60554 (hereinafter referred to as "Grantors"), pursuant to the Settlement Agreement dated July 24, 2014 between Grantor and the Village of Oak Park, an Illinois home rule municipal corporation, whose address is 123 Madison Street, Oak Park, Illinois (hereinafter referred to as "Grantee"), and the release of Grantor as set forth therein, to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment from the lien recorded with the Cook County Recorder of Deeds in the amount of \$7,500.00 as Document No. 1024354053, does hereby sell, grant, and convey to Grantee the real property commonly known as 6641-6643 North Avenue and located in the Village of Oak Park, County of Cook, State of Illinois, and legally described as follows:

LOTS 2 AND 3 IN BLOCK 3 IN ROSALIE HIGHLANDS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDIGN THE PLAT THEREFORE RECORDED SEPTEMBER 29, 1921 AS DOCUMENT 7281888 IN BOOK 167 OF PLATS, PAGE 32, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-06-202-003-0000; 16-06-202-002-0000

EXEMPTION APPROVED


CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

This Warranty Deed is an absolute conveyance and grant of all of Grantors' right, title, and interest in the above-described real property and is not intended as a mortgage, trust conveyance, or security of any kind.

Grantors further declares that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for

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advice, of legal counsel of Grantors' selection; (b) that there are no agreements, oral or written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantors' waiver of all redemption and cure rights permitted by laws more fully set forth in the Settlement Agreement.

By accepting this Warranty Deed as a deed in lieu of foreclosure, the Village is entitled to make null and void all real estate tax liens under Section 21-95 of the Property Tax Code. 35 ILCS 200/21-95.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the 1st day of August, 2014.

JOSE A. GARCIA

Jose A Garcia

SANTIAGO GARCIA

Santiago Garcia

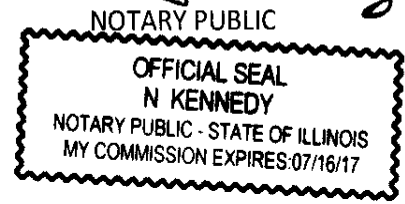
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Jose A. Garcia, personally known to me to be the same person whose name 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, including the release and waiver of the right of homestead.

Given under my hand and official seal,
this 1st day of August, 2014.

[Signature]

Impress seal here



EXEMPTION APPROVED
[Signature]
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Santiago Garcia, personally known to me to be the same person whose name 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, including the release and waiver of the right of homestead.

Given under my hand and official seal,
this 1st day of August, 2014.

Impress seal here



NOTARY PUBLIC



I hereby declare that this transaction is exempt from the provisions of the Real Estate Transfer Tax Law pursuant to 35 ILCS 200/31-45(b).

By: 

Paul L. Stephanides, attorney for Grantee

Date: August 1, 2014

This instrument was prepared by:

Paul L. Stephanides, Village Attorney, Village of Oak Park, 123
Madison Street, Oak Park, Illinois 60302

EXEMPTION APPROVED


CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their 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 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: August 1, 2014

Signature *Gracia Garcia* Grantor or Agent

Signature *Santiago Garcia* Grantor or Agent



Subscribed and sworn to before me by the said Grantors/Affiants this 1st day of August, 2014.

N. Kennedy
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: August 1, 2014

Paul L. Stephens

Signature
Grantee or Agent



Subscribed and sworn to before me by the said Grantees/Affiant this 1st day of August, 2014.

N. Kennedy
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)