




# UNOFFICIAL COPY


And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the Mortgage recorded as document 0731046151.

This Warranty is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to First Midwest Bank made by Mario Casas and Madelin Casas, and recorded on November 6, 2007, in the Cook County, Illinois Recorder's Office as Document No. 0731046151 shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain a separate, distinct and continuing lien and security interest as therein provided.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.

  
\_\_\_\_\_  
Mario Casas

  
\_\_\_\_\_  
Madelin Casas

~~THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law-35 ILCS 200/31-45, sub-paragraph L~~

**EXEMPT** under provisions of Paragraph M  
Section 4, Real Estate Transfer Tax Act.

8/6/14  
Date

  
Buyer, Seller or Representative

# UNOFFICIAL COPY

GRANTOR NOTARY

STATE OF ILLINOIS

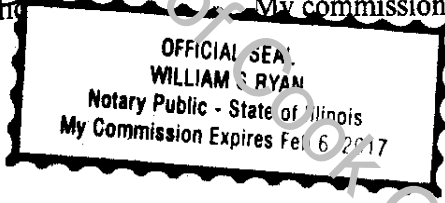
COUNTY OF COOK

I, William S. Ryan, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Mario Casas and Madelin Casas who are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14<sup>th</sup> day of July, 2014.



Notary Public My commission expires: \_\_\_\_\_, 20\_\_



**SEND SUBSEQUENT TAX BILLS TO:**

First Midwest Bank  
One Pierce Place, Suite 1500  
Itasca, IL 60143

**PREPARED BY:**

Lawrence Gold  
GOMBERG, SHARFMAN, GOLD & OSTLER, P.C  
208 SOUTH LASALLE STREET, SUITE 1410  
CHICAGO, IL 60604

**MAIL TO:**

GOMBERG, SHARFMAN, GOLD & OSTLER, P.C  
208 SOUTH LASALLE STREET, SUITE 1410  
CHICAGO, IL 60604

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirm that, to the best of his/her 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.

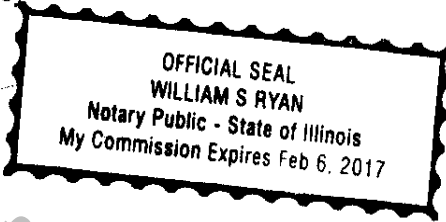
Dated: July 18, 2014

Signature:

  
Mario Casas Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 19<sup>th</sup> day of July, 2014.

  
NOTARY PUBLIC



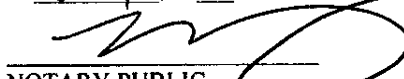
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 18, 2014

Signature:

  
Grantee, or Agent

Subscribed and sworn to before me by the said Grantor this 19<sup>th</sup> day of July, 2014.

  
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 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.)