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Doc#: 1430918061 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2014 01:37 PM Pg: 1 of 4

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL BY THESE PRESENTS, that RICHARD D. DENISON, AS TRUSTEE OF THE RICHARD DENISON LIVING TRUST DATED FEBRUARY 23, 1994, AS AN UNDIVIDED ONE-HALF INTEREST AND AS SUCCESSOR TRUSTEE OF THE KATHERINE DENISON LIVING TRUST DATED FEBRUARY 23, 1994, AS AN UNDIVIDED ONE-HALF INTEREST, the GRANTOR(S), do give, grant, bargain, sell and convey to 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) do 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 RICHARD D. DENISON, AS TRUSTEE OF THE RICHARD DENISON LIVING TRUST DATED FEBRUARY 23, 1994, AS AN UNDIVIDED ONE-HALF INTEREST RICHARD D. DENISON, AS TRUSTEE OF THE RICHARD DENISON LIVING TRUST DATED FEBRUARY 23, 1994, AS AN UNDIVIDED ONE-HALF INTEREST AND AS SUCCESSOR TRUSTEE OF THE KATHERINE DENISON LIVING TRUST DATED FEBRUARY 23, 1994, AS AN UNDIVIDED ONE-HALF INTEREST transferring to Secretary of Housing and Urban Development clear and marketable title, with the exception of current taxes and/or Deval Corporation being satisfied with the condition of title.

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WITNESS the HAND and SEAL of the GRANTOR(S) on this 4th day of Sept, 2014

Richard D. Denison (SEAL)

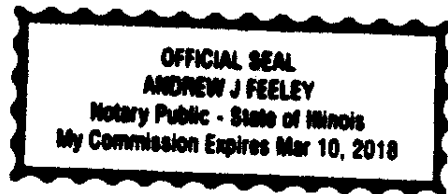
RICHARD D. DENISON, AS TRUSTEE OF THE RICHARD DENISON LIVING TRUST DATED FEBRUARY 23, 1994, AS AN UNDIVIDED ONE-HALF INTEREST AND AS SUCCESSOR TRUSTEE OF THE KATHERINE DENISON LIVING TRUST DATED FEBRUARY 23, 1994, AS AN UNDIVIDED ONE-HALF INTEREST

State of IL
County of Lake

Signed or attested before me on Sept 4th 2014 by Richard D. Denison

Andrew Feeley
Signature of Notary Public

My commission expires: Mar 10 2018
(SEAL)



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

Address of Property:
736 Oak Street
Winnetka, IL 60093

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

Deposit in Recorder's Box #254

Case file no: 14-071529

EXEMPT 35 ILCS 200/31-45 (B)
DATE 9/4/2014
Heather O Johnston
REPRESENTATIVE

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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

UNIT NUMBER 736 IN OAK LANE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 37 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 20 AND THE NORTH FRACTIONAL HALF OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1858 IN BOOK 143 OF MAPS PAGE 53 AS DOCUMENT NUMBER 98349 AND RERECORDED ON AUGUST 8, 1873 AS DOCUMENT NUMBER 119381; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25234679; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 736 Oak Street, Winnetka, IL 60093

Permanent Index No.: 05-21-115-013-1008

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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.

Date: October 31, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 31, day of October, 2014
Notary Public [Handwritten Signature]

Heather M. Johnston
OFFICIAL SEAL
ERICA SAMUELS
NOTARY PUBLIC STATE OF ILLINOIS

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 31, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 31, day of October, 2014
Notary Public [Handwritten Signature]

Heather M. Johnston
~~OFFICIAL SEAL
ERICA SAMUELS
NOTARY PUBLIC STATE OF ILLINOIS~~

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 4 of the Illinois Real Estate Transfer Tax Act.)

OFFICIAL SEAL
ERICA SAMUELS
NOTARY PUBLIC STATE OF ILLINOIS