

UNOFFICIAL COPY

STEWART TITLE
800 E. DIEHL ROAD
SUITE 100
NAPERVILLE, IL 60563



Doc#: 1504916043 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2015 12:14 PM Pg: 1 of 5

WARRANTY DEED

0146. 28033 2/2

THIS INDENTURE, made this October 3, 2014, between Theodore A. Engels, Grantor, and MB 777, LLC, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, GRANT, SELL, REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT TWO (EXCEPT THE SOUTH 0 FEET THEREOF) AND THAT PART OF LOT ONE, LYING SOUTH A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT ONE (1), AFORESAID, 2.5 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1, AFORESAID, THENCE IN AN EASTERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 1, AFORESAID, SAID POINT BEING 7.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1 AFORESAID (1) IN BLOCK THREE (3), IN FIRST ADDITION TO RIVER VIEW MANOR, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF FRACTIONAL SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 28.6724 ACRES THEREOF (EXCEPT THE NORTH 323.0 FEET OF THE EAST 323.0 FEET THEREOF). IN COOK COUNTY, ILLINOIS.

The common address of the property is 17502 Bernadine Street, Lansing, IL 60438.
P.I.N.: 30-29-311-054

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described real estate,

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

{00178225}

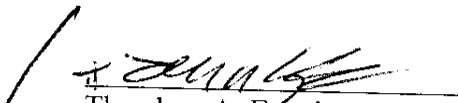
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And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

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 0313634146.

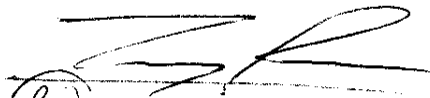
This Warranty is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to MP Financial Bank, N.A., successor to South Holland Trust and Savings Bank made by Theodore E. Engels, and recorded on May 16, 2003, in the Cook County, Illinois Recorder's Office as Document No. 0313634146 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.


Theodore A. Engels

THIS TRANSACTION IS EXEMPT UNDER
THE PROVISIONS OF the Real Estate Transfer
Tax Law 35 ILCS 200/31-45, sub-paragraph ~~4~~ m

12/18/19


(Rp)

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SOLE HEIR NOTARY

STATE OF INDIANA

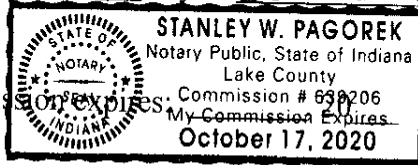
COUNTY OF LAKE

I, Stanley Pagorek, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Theodore A. Engels who is 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 17th day of December, 2014.

Notary Public

My commission expires



SEND SUBSEQUENT TAX BILLS TO:

MB Financial Bank, N.A., successor to South Holland Trust and Savings Bank
6111 North River Road, 4th Floor
Rosemont, IL 60018

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

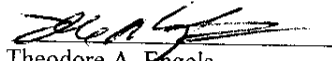
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STATEMENT BY GRANTOR AND GRANTEE

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.

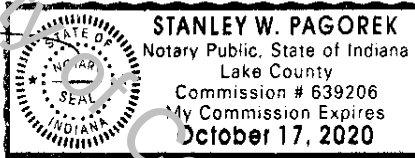
Dated: October 3, 2014

Signature:


Theodore A. Engels
Grantor, or Agent

Subscribed and sworn to before me by
the said Grantor this 17th day
of October, 2014

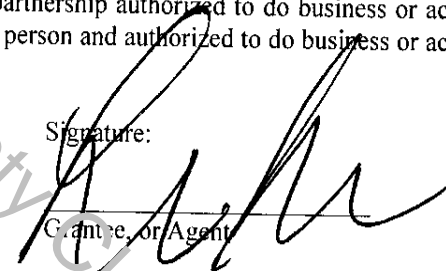

NOTARY PUBLIC



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.



Signature:


Grantee, or Agent

Subscribed and sworn to before me by
the said Grantor this 17th day
of Oct., 2014

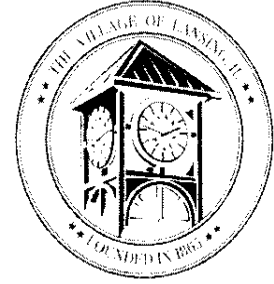

NOTARY PUBLIC

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.)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name

Theodore A Engels

737 South Lakeview Drive

Mailing Address:

Lower Meriden, IN 46356

Telephone No.:

Attorney or Agent:

Lawrence Gold

Telephone No.:

312-332-6194

Property Address

17502 Bernadine Street

Lansing, IL 60438

Property Index Number (PIN)

30-29-311-054-0000

Water Account Number

105 2551 00 01

Date of Issuance:

January 26, 2015

State of Illinois)

County of Cook)

This instrument was acknowledged before
me on January 26, 2015 by

Karen Giovane.

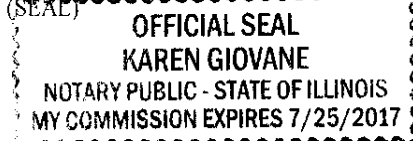
VILLAGE OF LANSING

By: [Signature]

Village Treasurer of Designee

(Signature of Notary Public)

(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.