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WARRANTY DEED IN LIEU OF FORECLOSURE



Doc#: 1506534087 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2015 02:03 PM Pg: 1 of 4

KNOW ALL MEN BY THESE PRESENTS that the GRANTORS, VICTOR JEFFERSON, SR., married to LINDA D. JEFFERSON, for and in consideration of the forbearance of the Grantee, the sum of TEN and NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, do hereby

GRANT, TRANSFER, CONVEY and WARRANT to 2212 HOLDINGS, LLC, an Illinois limited liability company whose address is 2212 W. Cermak Rd, Chicago, Illinois 60608, as nominee of Mutual Federal Bank f/k/a Mutual Federal Savings and Loan Association of Chicago ("Lender"), in lieu of foreclosure of the Mortgage dated April 24, 2009, and recorded with the Cook County Recorder of Deeds on April 29, 2009 as document number 0911946052, given by Grantors in favor of Lender and in settlement of that certain loan by Lender to Grantors secured by this parcel of real property, which loan was evidenced by certain Promissory Note dated April 24, 2009, as thereafter from time to time renewed, extended, amended and replaced, all of Grantor's right, title and interest in and to the real estate situated in the County of Cook, State of Illinois described in Exhibit A attached hereto and incorporated herein by reference.

Subject to: Permitted exceptions (as defined in the Agreement referenced below).

Grantors and Grantee acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure. Grantors further acknowledge and agree that Grantors delivered this Deed pursuant to the Agreement for Deed In Lieu of Foreclosure dated July 22, 2014 ("Agreement"), by and between the parties thereto.

Parcel ID Numbers: 20-26-105-013-0000

Property Address: 7141 S. Greenwood Ave., Chicago, IL, 60619

CH 1500 3825 1 of 3

Exempt under provision of Paragraph L, Section 31-45 if the Real Estate Transfer Tax Law 35 ILCS 200/31-45.

Victor Jefferson, Sr.

Date: July 22, 2014

REAL ESTATE TRANSFER TAX		03-Mar-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00


20-26-105-013-0000 | 20150301666810 | 1-767-743-872

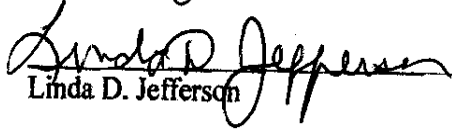
REAL ESTATE TRANSFER TAX		03-Mar-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-26-105-013-0000 | 20150301666810 | 1-896-718-720

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22 IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this day of July, 2014.

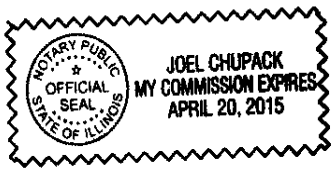

Victor Jefferson, Sr.

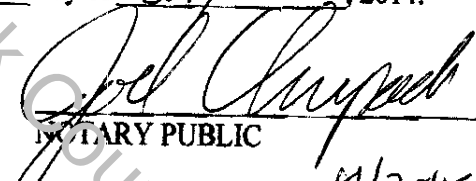

Linda D. Jefferson

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Victor Jefferson, Sr. and Linda D. Jefferson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of July, 2014.




NOTARY PUBLIC
My commission expires: 4/20/15

This instrument was prepared by and after recording mail to:

Francisco E. Connell
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Send tax bills to:

2212 Holdings, LLC
2212 W. Cermak Rd.
Chicago, IL 60608

It is acknowledged by the Grantors that Grantee is the nominee of Mutual Federal Bank

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EXHIBIT "A" LEGAL DESCRIPTION

LOT 30 AND THE SOUTH 8 FEET OF LOT 31 IN BLOCK 2 IN CORNELL IN THE
NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel ID Numbers: 20-26-105-013-0000

Property Address: 7141 S. Greenwood Ave., Chicago, IL 60619

Property of Cook County Clerk's Office

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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.

Dated 7-22, 2014

Signature: *Julia Levine*
Grantor or Agent

Subscribed and sworn to before me
By the said Julia Levine
This 22nd day of July, 2015
Notary Public Diana L Velazquez

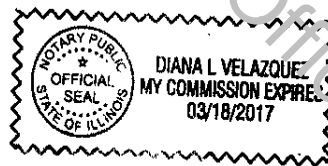


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7-22-, 2014

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said Linda Pena
This 22nd day of July, 2015
Notary Public Diana L Velazquez



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.)