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WARRANTY DEED
Statutory - Illinois

Doc#: 1507029092 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2015 04:10 PM Pg: 1 of 4

THE GRANTORS

JESUS and NAJILA MARTINEZ
3532 Harvey Avenue
Berwyn, Illinois 60402

for and in consideration of the
sum of TEN
and NO/100 (\$10.00)
DOLLARS, in hand paid.

CONVEYS and WARRANTS to NORTH COMMUNITY BANK, an Illinois banking corporation, at 180 N. LaSalle St., Ste. 1925, Chicago, Illinois 60601, the following described real estate situated in the County of Cook, State of Illinois, legally described as follows:

LOT 20 IN HIGHLAND ESTATES SUBDIVISION OF PART OF THE
SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PIN(S): 16-32-302-021-0000

Commonly known as 3532 Harvey Avenue, Berwyn, Illinois 60402

This conveyance is being made subject to the following matters (collectively, the "Permitted Exceptions"): Mortgage made by Grantors in favor of Archer Bank dated December 17, 2008 and recorded December 29, 2008, as Document No. 0836447050 (the "Mortgage").

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance shall not in any manner be deemed to be a merger with or the extinguishment of the Mortgage or a satisfaction or extinguishment of the indebtedness secured thereby. The Mortgage and related security interest shall be and remain in full force and effect according to the terms thereof and continue to secure the indebtedness described therein, which indebtedness shall be unaffected by Grantee's acceptance of this conveyance.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 1 OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 3-9-2015 TELLER [Signature] AND REVIEWER [Signature]

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The title to said Property is hereby warranted by Grantors against all persons whomsoever, subject to the Permitted Exceptions.

The actual possession of the Property has been surrendered and delivered to Grantee and Grantors intend by this Agreement to vest title to the Property in Grantee and forever to estop and bar Grantors and Grantors' successors and assigns from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to the Property or any part thereof. In this regard, and in reliance upon this Agreement and all of Grantors' warranties and representations made herein, Grantee shall be entitled to exercise and enjoy all of the rights, responsibilities, powers and privileges of fee simple ownership of the subject property, including, without limitation, maintaining and improving the subject property as Grantee deems appropriate; selling or leasing the subject property at such time and on such terms, as Grantee deems appropriate; paying taxes and assessments levied against the subject property; and otherwise acting with respect to the subject property consistent with quiet enjoyment and ownership thereof by Grantee.

IN WITNESS WHEREOF, said GRANTORS have signed this instrument this 21st day of January, 2014

Jesus Martinez
JESUS MARTINEZ

Najila Martinez
NAJILA MARTINEZ

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jesus Martinez and Najila Martinez 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, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this 21 day of January 2014
2015

Bryan Hunt
NOTARY PUBLIC
Commission Expires: _____



This instrument was prepared by and mail to: Latimer LeVay Fyock, LLC, 55 W. Monroe, Ste. 1100, Chicago, Illinois 60603 / Attn. Kimberly Krofta

Send subsequent tax bills to: North Community Bank, 180 N. LaSalle Street, Ste. 1925, Chicago, Illinois 60601

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EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).



Buyer, Seller or Representative

2/2/15
Date

CONTACT PERSON:

Rosemarie Viramontes
North Community Bank
180 N. LaSalle Street, Ste. 1925
Chicago, Illinois 60601
773.890.3533

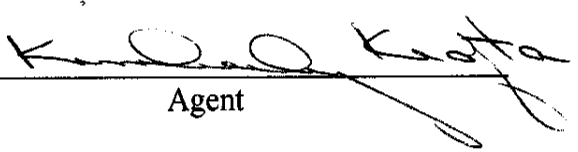
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

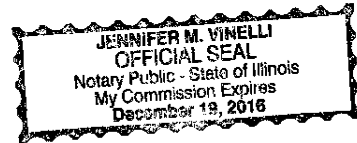
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: February 4, 2015

Signature: 
Agent

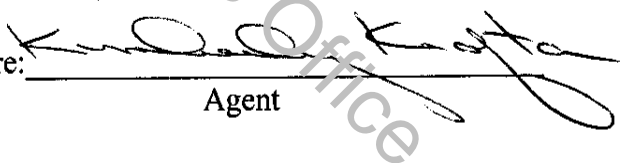
Subscribed and sworn to before me by the said Agent
this 4th day of February, 2015.


Notary Public



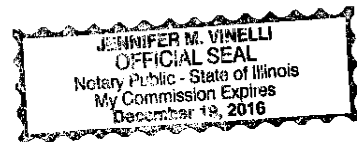
The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 4, 2015

Signature: 
Agent

Subscribed and sworn to before me by the said Agent
this 4th day of February, 2015.


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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]