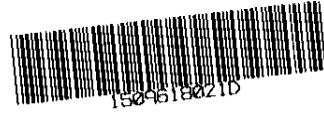


UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:
PIERCE & ASSOCIATES
Return to: Terry Griffin
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. 5418
AP 12/8/14
Approved/Date



Doc#: 1509618021 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2015 11:09 AM Pg: 1 of 3

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:
Wells Fargo Bank N.A.
1000 Blue Genoa Road Suite 300
MAGX9999-0211
Eagan, MN 55121

PA #1407043

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

CHRISTOS J. ZOUVAS, JR.,

the GRANTOR herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant and convey unto WELLS FARGO BANK, N.A. the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOT 45 IN BLOCK 2 IN ADAM SCHAFF AND W.A. KREIDLER'S
ADDITION TO SOUTH OAK PARK, BEING A SUBDIVISION OF THE WEST
HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 815 CIRCLE AVENUE, FOREST PARK, IL 60130

TAX NO: 15-13-404-005-0000

NOTE: THE PROPERTY IN QUESTION IS NOW VACANT, AND SHOULD NOT BE CONSTRUED AS BEING HOMESTEAD PROPERTY FOR THE GRANTOR OR THEIR SPOUSE, IF ANY.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, their successors and assigns forever. The said GRANTOR does covenant for their self, their heirs, executors and assigns, that at the signing of these presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, their successors and assigns, against all lawful claims and demands whatsoever. Said GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

[Handwritten signature]

UNOFFICIAL COPY

WITNESS the HAND and SEAL of the GRANTOR on this 12th day of December, 2014.

[Signature]
CHRISTOS J. ZOUVAS, JR.

STATE OF Colorado
COUNTY OF Chaffee) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

CHRISTOS J. ZOUVAS, JR.,

the affiant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 12th day of December, 2014.

NANCY J SKYE RIDLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094015672
MY COMMISSION EXPIRES MAY 14, 2017

SEAL

[Signature]
Notary Public

My Commission Expires: _____

"EXEMPT UNDER PROVISION OF PARAGRAPH L,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

4/6/15 [Signature]
DATE AGENT

Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of

Illinois

as the subject conveyance is consideration under Ten Dollars (\$10.00).

4/6/15 [Signature]
DATE AGENT

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

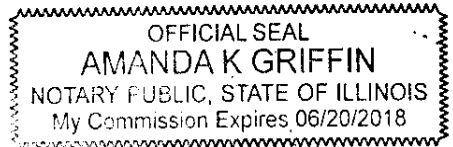
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/31/15

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Temy Griffin
THIS 31 DAY OF March
20 15.

NOTARY PUBLIC [Signature]



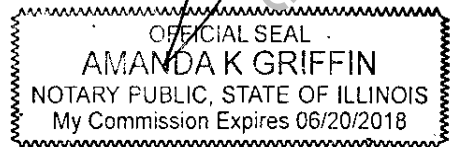
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 3/31/15

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Temy Griffin
THIS 31 DAY OF March
20 15.

NOTARY PUBLIC [Signature]



Note: Any person who knowingly submits a false statement concerning the identify 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.]