

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1517545094 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/24/2015 02:52 PM Pg: 1 of 3

Grantor, HOWARD WALTON, a single person, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEYS and WARRANTS to Grantee: JEFF BV-COMMERCIAL, LLC**, an Illinois limited liability company, 7936 S. Cottage Grove, Chicago, Illinois 60619

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 135, 136 & 137 IN WEDDEL AND COX ADDITION TO ENGLEWOOD IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-20-305-029-0000

Common Address: 6718-22 South Chroop, Chicago, Illinois 60636

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401. It is the purpose and intent of Grantor and Grantee that the interests conveyed to Grantee hereunder shall not merge with the interests of Urban Partnership Bank under those certain Mortgages ("Mortgages") executed by Borrower in favor of Urban Partnership Bank, as successor-in-interest to the Federal Deposit Insurance Corporation, as Receiver for ShoreBank, dated October 7, 2004, October 15, 2006 and November 24, 2009, respectively, as amended, supplemented, replaced or modified from time to time, and recorded with the Cook County Recorder of Deeds on October 15, 2004 as Document No. 0428908116, on December 20, 2006 as Document No. 0635448113 and December 9, 2009 as Document No. 0934308198, respectively, and the fee interest conveyed hereunder shall remain subject to the Mortgages.

IN WITNESS WHEREOF, said Grantor has set its hand hereunto this 27 day of February, 2015.

HOWARD WALTON

City of Chicago
Dept. of Finance
690190



Real Estate
Transfer
Stamp

\$0.00

6/24/2015 14:33

dr00347

Batch 10,093,521

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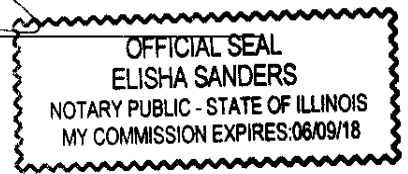
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Howard Walton, individually, and 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of February, 2015.

Elisha Sanders

Notary Public



This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(1)

Date: March 4, 2015

Kent Hills, agent

Buyer, Seller, Representative

This instrument prepared by: Katherine A. Attebery, 330 N. Wabash, Suite 1700, Chicago, Illinois 60611
After recording mail to: Katherine A. Attebery, 330 N. Wabash, Suite 1700, Chicago, Illinois 60611
Mail Subsequent Tax Bills to: Jeff BV-Commercial, LLC, 7935 S Cottage Grove, Chicago, Illinois 60619

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STATEMENT BY GRANTOR AND GRANTEE

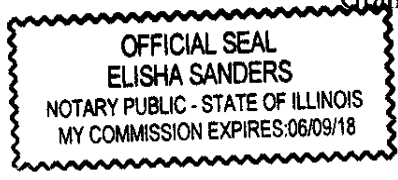
The grantor or its/his/her agent affirms that, to the best of its/his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 2-27-15

Signature [Handwritten Signature]

Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 27 DAY
OF February, 2015.



[Handwritten Signature]
NOTARY PUBLIC

The grantee or its/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.

Dated 3-4-15

Signature [Handwritten Signature]

Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 4 DAY
OF March, 2015.



[Handwritten Signature]
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.