

# UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY &  
AFTER RECORDING RETURN TO:

J. Ryan Potts  
BROTSCUL POTTS LLC  
30 N. LaSalle Street  
Suite 1402  
Chicago, Illinois 60602

Doc#: 1520118082 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2015 02:22 PM Pg: 1 of 5

## DEED IN LIEU

THIS INDENTURE, made as of April 23 2015, from **GLENN WILLIAMSON** having an address of 9526 S. Goman Avenue, Evergreen Park, Illinois 60805 ("Grantor"), to **PAB Real Estate Holdings LLC, an Illinois limited liability company**, having an address of 1440 W. North Avenue, Melrose Park, Illinois 60160 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or 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 premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

And except for existing Mortgagee, Pan American Bank, Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, as to only acts of Grantor and Grantor's agents and employees, subject only to those Permitted Exceptions (as defined in the Deed in Lieu Agreement).

This Indenture is being delivered pursuant to that certain Deed in Lieu Agreement, of even date herewith (the "Deed in Lieu Agreement"), by and between, inter alia, Grantor and Pan American Bank, an Illinois banking corporation. The terms of said Agreement are incorporated herein.

*Remainder of page intentionally left blank*

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Deed In Lieu as of the day and year first above written.

GRANTOR:




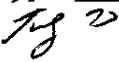
GLEN WILLIAMSON


Signed by to waive any Homestead rights that may be applicable



  
JEANNE WILLIAMSON

- Exempt under provisions of Paragraph L Section 31-45, Property Tax Code

April 23, 2015

  
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		20-Jul-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-30-420-024-0000   20150701608170   0-206-433-152		

REAL ESTATE TRANSFER TAX		20-Jul-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-30-420-024-0000   20150701608170   1-975-131-008		

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## EXHIBIT A

### LEGAL DESCRIPTION

LCT 4 IN BLOCK 26 IN ENGLEFIELD, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 7710 SOUTH WINCHESTER AVENUE, CHICAGO, ILLINOIS 60620

PIN: 20-30-420-074

Property of Cook County Clerk's Office

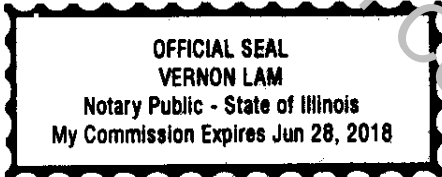
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## ACKNOWLEDGEMENT

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that GLENN WILLIAMSON AND JEANNE WILLIAMSON, 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 to me that he signed and delivered the said instrument as his own free and voluntary act for purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23<sup>rd</sup> day of April, 2015.



*Vernon Lam*  
 NOTARY PUBLIC

My Commission Expires:  
6/28/2018

Property of Cook County Clerk's Office

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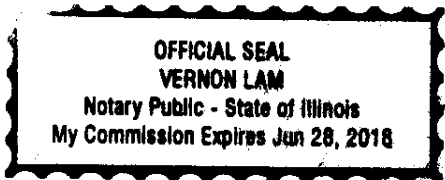
## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated: April 23, 2015  
Signature: [Handwritten Signature] (Grantor or Agent)

Subscribed and sworn to before me by the  
said Glenn Williamson  
this 23 day of April, 2015.

[Handwritten Signature] (Notary Public)



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.

X → Dated 4/23, 2015  
Signature: [Handwritten Signature] (Grantee or Agent)

Subscribed and sworn to before me by the  
said Jeanne Williamson  
this 23 day of April, 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.

[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.]