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Doc#: 1523634057 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2015 01:13 PM Pg: 1 of 3

Above space for Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE
PURSUANT TO SECTION 735 ILCS 5/15 1401

KNOW ALL MEN BY THESE PRESENTS, that **Luis Ballesteros and Maria N. Ballesteros, divorced and neither since remarried**, the GRANTOR(S) herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2**, the GRANTEE its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

LOT 6 IN BLOCK 6 IN THE 4TH ADDITION TO CLEARING, BEING A SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 6116 S. Mayfield Avenue Tax Parcel Number: 19-17-417-026
Chicago, IL 60638

Subject to conditions, restrictions and covenants of record; real estate taxes not yet due or payable; public, utility and other easements of record; existing building lines and restrictions and any encroachments, if any, upon the subject property from adjoining properties.

TO HAVE AND TO HOLD the above granted and bargained property with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, they are well seized of the above described property 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 property, with the appurtenances thereunto belonging, unto said GRANTEE, its successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive all rights

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City of Chicago
Dept. of Finance
693401



Real Estate
Transfer
Stamp

\$0.00

Batch 10,407,802

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under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

WITNESS the HAND and SEAL of the GRANTORS on this 21st day of July, 2015.

X Luis Ballesteros (SEAL)
Luis Ballesteros

X Maria N. Ballesteros (SEAL)
Maria N. Ballesteros

STATE OF ILLINOIS

SS.

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, **Luis Ballesteros and Maria N. Ballesteros**, personally known to me to be the same person(s) 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 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 21st day of July, 2015.

[Signature]
Notary Public



My Commission Expires:
SEAL

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Deutsche Bank National Trust Company, as Trustee for
Argent Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2005-W2
Attn: Yvette Serpa Perez, 1661 Worthington Rd, Suite #100
West Palm Beach, FL 33409, 1-407-737-5876
Tax Parcel Number: 19-17-417-026

THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorney Matthew M. Moses
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300 Our File No. 14-13-22916

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

7-23-15
DATE

[Signature] James R. Riegel
AGENT

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File # 14-13-22916

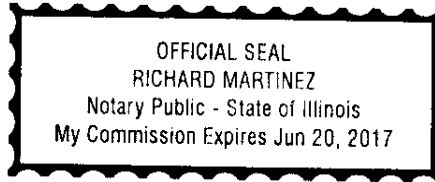
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 7/21/15

Signature: *Navia D Ballesteros*
Grantor or Agent

Subscribed and sworn to before me
By the said Navia D Ballesteros
Date 7/21/15
Notary Public *[Signature]*

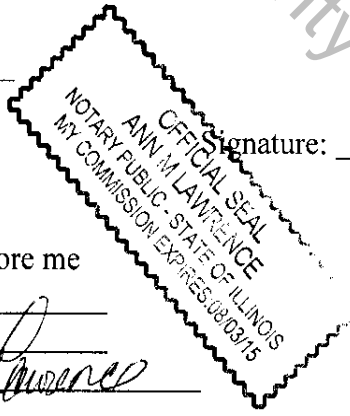


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated 7/23/15

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 7/23/15
Notary Public *[Signature]*



James R. Riegg
Clerk's Office

Note: Any person who knowingly submits a false statement concerning the identity of 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.)