

CODILIS & ASSOCIATES, P.C.  
15W030 North Frontage Road  
Burr Ridge, Illinois 60527  
15-08523

UNOFFICIAL COPY



Doc#: 1523934088 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2015 01:27 PM Pg: 1 of 4

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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 **Ralph Harper, divorced and not 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 **Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC1**, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

LOT 19 AND 20 IN BLOCK 13 IN WEST HAMMOND, A SUBDIVISION OF THE NORTH 1896 FEET OF FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 30 155th Place  
Calumet City, IL 60409

Tax Parcel Number: 30-17-205-023-0000; 30-17-205-024-0000

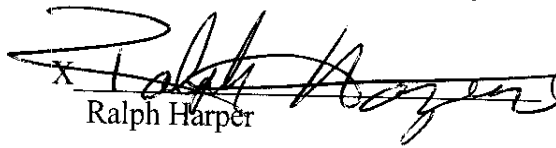
Subject to conditions, restrictions and covenants of record; real estate taxes not yet due or payable; public, utility and other easements of record; existing building lines and restrictions and any encroachments, if any, upon the subject property from adjoining properties.

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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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 14 day of July, 2015.

 (SEAL)  
Ralph Harper

Personal Information Redacted

STATE OF ILLINOIS

SS. 

COUNTY OF Cook

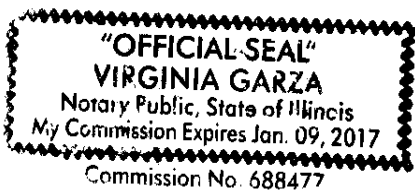
I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, **Ralph Harper** personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, 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 14<sup>th</sup> day of July, 2015.

  
Notary Public

My Commission Expires:

SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Wells Fargo Bank, National Association, as Trustee for  
Structured Asset Securities Corporation Mortgage Pass-  
Through Certificates, Series 2007-BC1  
c/o Ocwen Loan Servicing LLC  
Attn: Yvette Serpa Perez, 1661 Worthington Road, #100  
West Palm Beach, FL 33409  
(407) 737-5876

30-17-205-023-0000

30-17-205-024-0000

REAL ESTATE TRANSFER TAX

47084 MO



7-30-15

Calumet City • City of Homes \$ **EXEMPT**

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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. 14-15-08523

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

8-25-15  
DATE

Michelle R. Rattledge  
AGENT

Michelle R. Rattledge  
ARDC # 6281560

Property of Cook County Clerk's Office

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File # 14-15-08523

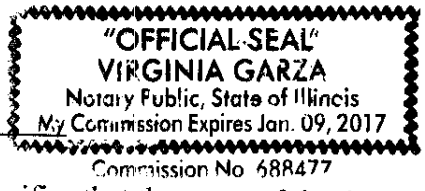
## STATEMENT BY GRANTOR AND GRANTEE

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 7-14-15

Signature: *Ralph B. Harper*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Ralph B. Harper  
Date 7-14-15  
Notary Public *Virginia Garza*

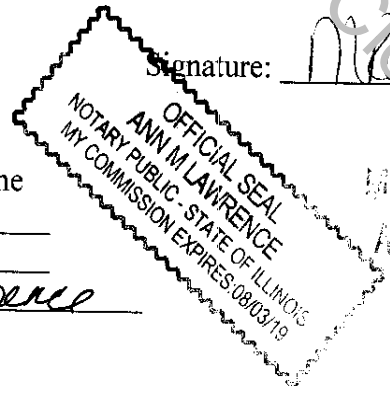


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8/25/15

Signature: *Michelle R. Ratledge*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 8/25/15  
Notary Public *Ann M. Lawrence*



*Michelle R. Ratledge*  
ARDC # 6281560

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.)