

# UNOFFICIAL COPY



Doc#: 1524022081 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2015 02:53 PM Pg: 1 of 5

Property of Cook County Clerk's Office

COOK COUNTY RECORDER

COVER PAGE FOR

WARRANTY DEED

ON PROPERTY LOCATED AT

15543 ASHLAND AVENUE  
HARVEY, IL 60426

PIN:

29-17-300-025-0000

DATE:

MAY 1, 2015

15BAR35703  
PLEASE RETURN TO:  
BARRISTER TITLE  
15000 SO. CICERO AVE.  
OAK FOREST, IL 60452

CORD REVIEWER 

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<b>WARRANTY DEED</b>	(For Recorder Use Only)
<b>AFTER RECORDING, MAIL TO:</b>	
Urban Partnership Bank 7936 S. Cottage Grove Chicago, IL 60619	

THE GRANTOR, Clem Mathews of 8215 S. Laflin Street, #1, Chicago Illinois 60620, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jeff BV-Vacant, LLC, an Illinois limited liability company, of 55 East Jackson, 16th Floor in the City of Chicago, County of Cook, State of Illinois, the Real Estate situated in the County of Cook, in the State of Illinois, which is legally described on Exhibit A hereto.

Commonly known as: 15543 S. Ashland Avenue, Harvey, Illinois 60426

Permanent Index Number: 29-17-300-025-0000

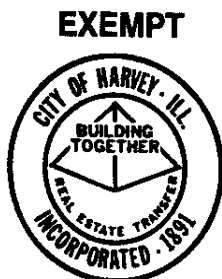
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: liens, judgments, covenants, conditions, and restrictions of record, public and utility easements; and to general real estate taxes not yet due or payable and that certain Mortgage dated September 10, 2007 and recorded on September 24, 2007 as Document Number 0726740179 ("Mortgage") and that certain Modification of Mortgage dated December 20, 2007 and recorded on January 9, 2008 as Document Number 0800908013 ("Modification of Mortgage") (the Mortgage and Modification of Mortgage are collectively, the "Mortgages").

NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS WARRANTY DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE MORTGAGES AND THE MORTGAGES SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.

DATED this 1 day of may, 2015

Clem Mathews  
Clem Mathews



**№ 17682**

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Exempt from tax under 35 ILCS 200/31-45(l)



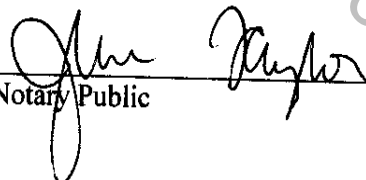
Attorney for Grantee

Date: May 15, 2015

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

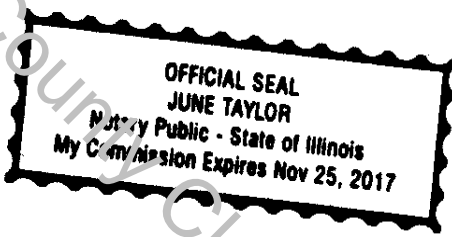
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Clem Mathews, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of May, 2015

  
Notary Public

Commission expires: 11-25-17

This instrument was prepared by:  
Michael A. Jacobson  
Arnstein & Lehr LLP  
120 South Riverside Plaza, Suite 1200  
Chicago, Illinois 60606



Send Subsequent Tax Bills to:

Urban Partnership Bank  
7936 South Cottage Grove  
Chicago, Illinois 60619  
Attn: Real Estate Department

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## EXHIBIT A

### LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF OF LOT 30, THE WEST HALF OF THE WEST HALF OF LOT 31, THE WEST HALF OF THE WEST HALF OF LOT 32, THE WEST HALF OF THE WEST HALF OF LOT 33 IN BLOCK 91 IN HARVEY, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, TOGETHER WITH BLOCKS 53, 54, 55, 62, 63, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 AND THAT PART OF BLOCK 67 LYING SOUTH OF THE GRAND TRUNK RAILROAD, ALL IN SOUTH LAWN, A SUBDIVISION OF SECTION 17, AND THE SOUTH HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: **15543 S. Ashland Avenue, Harvey, Illinois 60426**

Permanent Index Number: 29-17-300-025-0000

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 May 1, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said AGENT  
this 1st day of May,  
2015.



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 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 May 1, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said AGENT  
This 1st day of May,  
2015.



NOTARY PUBLIC [Signature]

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.)