

UNOFFICIAL COPY



THIS DOCUMENT PREPARED BY:
PIERCE & ASSOCIATES
Return to: Terry Griffin
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602

Doc#: 1531639069 Fee: \$42.00
RHSP Fee: \$9.00 RPHF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/12/2015 11:09 AM Pg: 1 of 3

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:

Bank United, N.A.
7815 N.W. 148th Street
Miami Lakes, FL 33016

PA #1506037

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

Stuart Boxenbaum, as trustee of Evelyn Boxenbaum trust dated March 1, 2002,

the GRANTOR herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant and convey unto BANKUNITED, NATIONAL ASSOCIATION, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

UNIT NO. 302 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREAFTER REFERRED TO AS "PARCEL"): LOTS 7, 8, 9 AND ALL OF 10 (EXCEPT THE SOUTHWESTERLY 130 FEET THEREOF) IN BLOCK 33 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTION 17 AND SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY GLENVIEW STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 21, 1972 AND KNOWN AS TRUST NO. 843 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22436632, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Commonly known as: 110 GREEN BAY ROAD # 302, GLENCAE, IL 60022

TAX NO: 05-17-108-036-101

NOTE: THE PROPERTY IN QUESTION IS NOW VACANT, AND SHOULD NOT BE CONSTRUED AS BEING HOMESTEAD PROPERTY FOR THE GRANTOR OR THEIR SPOUSE, IF ANY.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, their successors and assigns forever. The said GRANTOR does covenant for their self, their heirs, executors and assigns, that at the signing of these presents, they are well seized of the above described premises 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

UNOFFICIAL COPY

that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, its successors and assigns, against all lawful claims and demands whatsoever. Said GRANTOR hereby releases and waives all rights 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 GRANTOR on this _____ day of _____, _____.

X [Signature]
Stuart Boxenbaum
ID: B251784554630
Exp: 12/23/2017

STATE OF Florida
COUNTY OF Palm Beach) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

Stuart Boxenbaum,

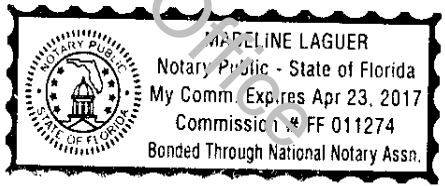
the affiant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 29 day of September, 2015.

[Signature]
Notary Public

SEAL

My Commission Expires: April 23, 2017



"EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

11/11/15 [Signature]
DATE AGENT

Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of _____

as the subject conveyance is consideration under Ten Dollars (\$10.00).

DATE AGENT

UNOFFICIAL COPY

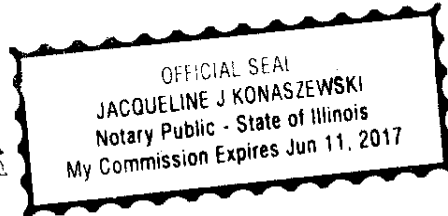
STATEMENT BY GRANTOR AND GRANTEE

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

Dated November 11, 2015

Signature: *Brandi Steele*
Grantor or Agent

Subscribed and sworn to before me
By the said Brandi Steele
This 11 day of October, 2015
Notary Public *Jacqueline J. Konaszewski*

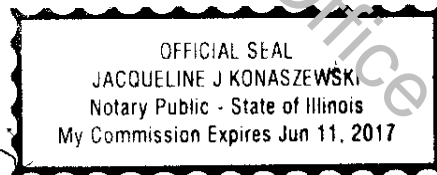


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date November 11, 2015

Signature: *Brandi Steele*
Grantee or Agent

Subscribed and sworn to before me
By the said Brandi Steele
This 11 day of October, 2015
Notary Public *Jacqueline J. Konaszewski*



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.)