

# UNOFFICIAL COPY

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL DOCUMENT TO:**

AMENA CAPITAL GROUP, LLC  
360 East First Street, Ste. 168  
Tustin, CA 92780  
Attn: Managing Member



Doc#: 1535744064 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/23/2015 12:54 PM Pg: 1 of 4

Parcel #: 20-35-218-026-0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### DEED IN LIEU OF FORECLOSURE

The undersigned Grantor, DWAYNE D. RIDGEWAY AND TANYA A. HIGHTOWER-RIDGEWAY, NOT IN TENANCY IN COMMON IN JOINT TENANCY, ("Grantor"), declares:

Grantor executed that certain deed of trust heretofore existing on said property, dated January 16, 2007, executed by DWAYNE D. RIDGEWAY AND TANYA A. HIGHTOWER-RIDGEWAY, NOT IN TENANCY IN COMMON IN JOINT TENANCY, in favor of Homecomings Financial, LLC F/K/A Homecomings Financial Network, Inc., the original lender, recorded as Document Number 0711056002, on April 20, 2007, of Official Records in the Office of the Cook County Recorder of Deeds, County of Cook, State of Illinois, and subsequently assigned by the original lender to Grantee.

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), receipt of which is hereby acknowledged, DWAYNE D. RIDGEWAY AND TANYA A. HIGHTOWER-RIDGEWAY, NOT IN TENANCY IN COMMON IN JOINT TENANCY, hereby TRANSFERS, GRANTS AND CONVEYS to AMENA CAPITAL GROUP, LLC, whose tax mailing address is 360 East First Street, Ste. 168, Tustin, CA 92780, that certain real property in the County of Cook, State of Illinois, the legal description of which is set forth on attached hereto as Exhibit A, commonly known 8122 S. Kenwood Avenue, Chicago, IL 60619.

This deed is an absolute conveyance, the Grantor having sold the above-described real property to the Grantee for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the mortgage heretofore executed by Grantor. Grantors declare that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the above-described real property.

**GRANTOR:**

DWAYNE D. RIDGEWAY AND TANYA A. HIGHTOWER-RIDGEWAY, NOT IN TENANCY IN COMMON IN JOINT TENANCY,

By: Dwayne D. Ridgeway  
DWAYNE D. RIDGEWAY

By: Tanya A. Hightower-Ridgeway  
TANYA A. HIGHTOWER-RIDGEWAY

Date: Nov 13, 2015

Date: 11/13/2015

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Illinois  
County of Cook

On 11/13/15, 2015, before me, Josephine Perez, a notary public, personally appeared DWAYNE D. RIDGEWAY AND TANYA A. HIGHTOWER-RIDGEWAY, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures in the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Josephine Perez



Exempt from tax under 35 ILCS 200/31-45(1) Sherry A. Hironaka, December 15, 2015.

City of Chicago  
Dept. of Finance  
**699159**



Real Estate  
Transfer  
Stamp  
**\$0.00**

12/23/2015 12:44  
55077

Batch 10,994,431

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## EXHIBIT A

### LEGAL DESCRIPTION

All that parcel of land in County of Cook, State of Illinois, as more fully described in Document 94738268 and being more particularly described as follows:

The following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 31 in F.B. Shrogren and Company's 1st addition to Avalon Park, a resubdivision of Lots 1 to 17 both inclusive in Block 1 and Lots 1 to 46 in Block 2 in Pierces Park, a subdivision of the southwest ¼ of the northeast ¼ of section 35, township 36 north, range 14, east of the third principal meridian, in Cook County, Illinois.

Assessor's Parcel Number: 20-35-218-026-0000

Commonly Known As: 8122 S. Kenwood Avenue, Chicago, IL 60619

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## STATEMENT BY GRANTOR AND GRANTEE

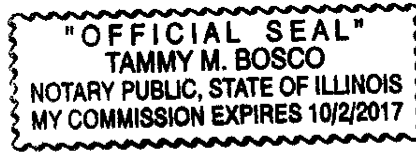
The grantor or its agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: December 23, 2015

Signature:

*Terry A. Hrynich*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 23th day of December, 2015.



*Tammy M. Bosco*  
Notary Public

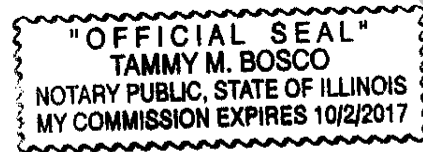
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: December 23, 2015

Signature:

*Terry A. Hrynich*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 23th day of December, 2015.



*Tammy M. Bosco*  
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.)