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Doc#: 1602057000 Fee: \$42.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/20/2016 08:44 AM Pg: 1 of 3

WARRANTY DEED

(deed in lieu of foreclosure)

Property Address:

5 Antioch
Park Forest, IL

PIN: 32-30-206-020-0000

Return To: Village of Park Forest

350 Victory Drive
Park Forest, IL 60466

Send Subsequent Tax Bills To:

Village of Park Forest
350 Victory Drive
Park Forest, IL 60466

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Tonia Y. Gant ("Grantor"), an unmarried woman, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), and the release of Grantor by Grantee from personal liability for the lien recorded with the Cook County Recorder as Document No. 1407947026, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby sell, grant, and convey to the VILLAGE OF PARK FOREST ("Grantee") the vacant real property commonly known as 5 Antioch, Park Forest, IL, PIN No. 32-30-206-020-0000 and located in the Village of Park Forest, County of Cook, State of Illinois, and legally described as follows:

LOT 37, BLOCK 5 IN VILLAGE OF PARK FOREST AREA NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF ELGIN, JOLIET AND EASTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

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

This Warranty Deed is an absolute conveyance and grant of all of Grantor's right, title, and interest in the above-described real property and is not intended as a mortgage, trust conveyance, or security of any kind.

Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered and made with the advice, or opportunity for advice, of legal counsel of Grantors' selection; and (b) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law.

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By accepting this Warranty Deed as a deed in lieu of foreclosure, the Grantee is entitled to make null and void all real estate taxes and tax liens pursuant to Section 21-95 of the Property Tax Code. (35 ILCS 200/21-95).

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 18 day of JANUARY, 2016.

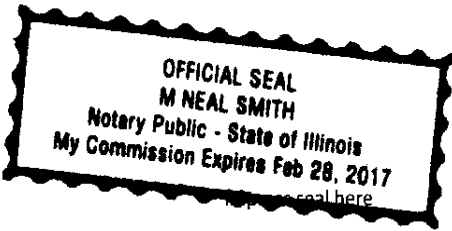
GRANTOR:

Tonia Y. Gant
Tonia Y. Gant

State of Illinois)
County of Will) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Tonia Y. Gant, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 official seal,
this 18th day of Jan., 2016.



M. Neal Smith
NOTARY PUBLIC
M. Neal Smith

AFFIX TRANSFER STAMPS ABOVE

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph b, Section 4 of said Act.

By: M. Neal Smith (M. Neal Smith)

Date: 1-18-16

This instrument was prepared by:

M. Neal Smith
Robbins, Schwartz, Nicholas, Lifton & Taylor, Ltd.
631 East Boughton Road, Suite 200
Bolingbrook, IL 60440-3098



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 1 | 18 | 2016

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

M. Neal Smith

By the said (Name of Grantor): Tonia Y. Gant

On this date of: 1 | 18 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 1 | 19 | 2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

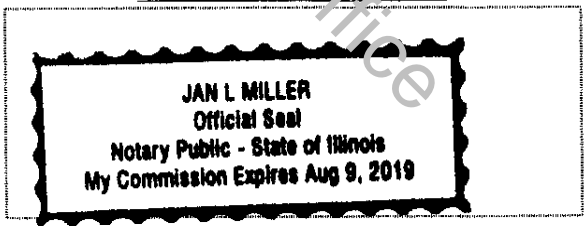
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): M. Neal Smith

On this date of: 1 | 19 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)