

UNOFFICIAL COPY

WARRANTY DEED IN LIEU OF FORECLOSURE



Doc#: 1602234077 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/22/2016 02:53 PM Pg: 1 of 4

KNOW ALL MEN BY THESE PRESENTS that the GRANTOR, BERNARD DUNIGAN, for and in consideration of the Agreement for Deed In Lieu of Foreclosure of the Grantee, the sum of TEN and NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, does hereby

GRANT, TRANSFER, CONVEY and WARRANT to ILLINOIS SERVICE FEDERAL SAVINGS AND LOAN ASSOCIATION, whose address is 4619 S. King Drive, Chicago, IL 60653 ("Lender"), in lieu of foreclosure of the Mortgage dated July 12, 2007, and recorded with the Cook County Recorder of Deeds on July 25, 2007, as document number 0720605194, given by Grantor in favor of Lender and in settlement of that certain loan by Lender to Grantor secured by this parcel of real property, which loan was evidenced by a certain Promissory Note and related Loan Agreement each dated July 12, 2007, as thereafter from time to time renewed, extended, amended and replaced, all of Grantor's right, title and interest in and to the real estate situated in the County of Cook, State of Illinois described in Exhibit A attached hereto and incorporated herein by reference.

Grantor and Grantee acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure. Grantor further acknowledges and agrees that the Grantor delivered this Deed pursuant to the Agreement for Deed in Lieu of Foreclosure Agreement dated December 23, 2015 ("Agreement"), by and between the parties thereto.

Common address: 8132 S. Morgan Street, Chicago, IL 60620

PIN: 20-32-218-025-0000

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

Bernard Dunigan

Date: January 5, 2016

REAL ESTATE TRANSFER TAX	22-Jan-2016
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

20-32-218-025-0000 | 20160101662863 | 1-895-464-000

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	22-Jan-2016
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

20-32-218-025-0000 | 20160101662863 | 0-810-519-616

YAU

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned have hereunto set his hand and seal this 5th day of January, 2016.

Bernard Dunigan
Bernard Dunigan

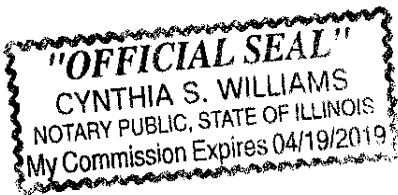
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Bernard Dunigan, 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 he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of January, 2016.

Cynthia S. Williams
NOTARY PUBLIC

My commission expires: April 19, 2019



This instrument was prepared by and after recording mail to:

Kurt J. Anderson
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Send tax bills to:

Illinois Service Federal Savings and Loan
4619 S. King Drive
Chicago, IL 60620

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

LOT 10 IN BLOCK 2 IN HOMELAND HEIGHTS, A SUBDIVISION IN THE NORTHEAST
1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common address: 8132 S. Morgan Street, Chicago, Illinois 60620

PIN: 20-32-218-025-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

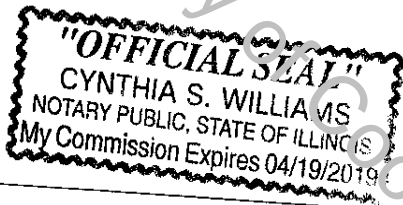
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: January 5, 2016

By: Bernard Dunigan
Bernard Dunigan

SUBSCRIBED and SWORN to before me this 5th day of January, 2016.



Cynthia Williams
NOTARY PUBLIC
My commission expires: 4/19/2019

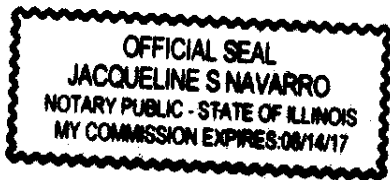
The grantee or his/her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real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

Date: January 5, 2016

Illinois Service Federal Savings and Loan Assn.

By: [Signature]

SUBSCRIBED and SWORN to before me this 5th day of January, 2016.



Jacqueline S. Navarro
NOTARY PUBLIC
My commission expires: 8/14/17

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 5 of the Illinois Real Estate Transfer Act.]