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Doc#: 1609650083 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/05/2016 03:27 PM Pg: 1 of 5

WARRANTY DEED IN LIEU OF FORECLOSURE

PREPARED BY AND AFTER
RECORDING RETURN TO:

Joey Waldman
Fisher Cohen Waldman Shapiro, LLP
1247 Waukegan Road, Suite 100
Glenview, Illinois 60025

THE GRANTOR, GUILLERMO DELGADO, whose address is 3244 Holden Court, Matteson, Illinois 60443, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to **GLENVIEW FINANCIAL SERVICES, INC.**, an Illinois corporation, Nominee, whose address is 1247 Waukegan Road, Suite 100, Glenview, Illinois 60025, in lieu of foreclosure of the Mortgage dated March 20, 2015, and which was recorded with the Cook County Recorder of Deeds on April 3, 2014 as Document Number 1409350204 given by Grantor in favor of Grantee, and in full settlement of that certain loan by Grantee to Grantor secured by this parcel of real property, which loan was evidenced by that certain Promissory Note dated March 20, 2015, the following described Real Estate situated in the County of Cook in the State of Illinois, together with all tenements, hereditaments and appurtenances thereunto belonging, to wit:

See Exhibit "A" attached hereto and made a part hereof

Property Address: 3244 Holden Circle, Matteson, Illinois 60443
P.I.N.: 31-26-215-012-0000

Subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

Grantor and Grantee acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure, given pursuant to that certain Agreement for Deed in Lieu of Foreclosure ("Agreement") by and between the parties.

Dated: ^{March} ~~October 21~~, 2015



GUILLERMO DELGADO

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Guillermo Delgado, personally known to me to be the same person whose name is subscribed to the forgoing 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 March 21, 2016 day of ~~October~~, ~~2015~~

Paulette H. Kirschner
Notary Public

Send Future Tax Bills To:

Glenview Financial Services, Inc.
1247 Waukegan Road, Suite 100
Glenview, Illinois 60025
Attn: Paulette Kirschner



Exempt under provisions of Paragraph (l)
Section 4, Real Estate Transfer Act

Dated: MARCH 21, 2016

By: Guy Waldman

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EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION

LOT 25, IN HOLDEN PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 25 AND PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common address: 3244 Holden Circle, Matteson, Illinois 60443

Property Index Number: 31-26-215-012-0000

Property of Cook County Clerk's Office

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EXHIBIT "B" TO WARRANTY DEED IN LIEU OF FORECLOSURE

PERMITTED EXCEPTIONS

1. Easement over the West 10 feet of the Land for the Purpose of installing a 12" Water Main as Created by Easement Agreement dated January 18, 1971 and recorded August 30, 1971 as Document 21602496 by and between Bertha Englund and the Village of Mattteson.
2. Easement over the West 10 feet of the North 370 Feet of the Land for the Purpose of Installing a 12" Water Main as created by Easement Agreement dated August 30, 1976 and recorded November 29, 1976 as Document 23729723 by and between Bertna Englund and the Village of Matteson.
3. Encroachment of the Fence Located Mainly on the Land onto the Property East and adjoining by approximately 0.31 feet, as shown on Plat of Survey Number 98056 prepared by SDI Consultants, Ltd., dated May 6, 1998.
4. The Survey prepared by SDI Consultants, Ltd., Number 98056, dated May 6, 1998, Discloses Several Areas of Wetlands.
5. Possible Unrecorded Easements as disclosed by ditches at the Northwest and Southwest Corners of the Land, as shown on the Survey prepared by SDI Consultants, Ltd., Number 98056, dated May 6, 1998.
6. Covenants, Conditions and Restrictions contained in the Nationwide Permit Authorization recorded March 15, 199 as Document 99247698 relating in part to proposed filling of 0.64 Acres of Wetlands to Construct a Single-Family Residential Subdivision known as "Holden Park".

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his/her 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: March 23, 2016

Signature: Greg Waldman Agent

Subscribed and sworn to before me
by the said AGENT
this 23rd day of March, 2016

Paulette H. Kirschner
Notary Public



The grantee or grantee's 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: March 23, 2016

Signature: Greg Waldman Agent

Subscribed and sworn to before me
by the said AGENT
this 23rd day of March, 2016

Paulette H. Kirschner
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)