

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS



Doc# 1635113009 Fee \$46.00

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Corporation)

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/16/2016 09:49 AM PG: 1 OF 5

DEED IN LIEU OF FORECLOSURE

THIS DEED IN LIEU OF FORECLOSURE, made as of November 21, 2016, by **BETTY IRVING**, whose address is P. O. Box 5893, Chicago, Illinois 60680 (the "Grantor"), and **VSD 5 LLC**, whose address is One Alliance Center, 3500 Lenox Road, Suite G1, Atlanta, Georgia 30326 (the "Grantee"). The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor CONVEYS AND WARRANTS the property described below to the Grantee. This transfer is made for the sum of ONE (\$1.00) DOLLAR. The Grantor acknowledges receipt of this money.

Property. The property consists of the land and all the buildings and structures on the land in the County of Cook, and State of Illinois. The legal description is:

See Schedule A annexed hereto.

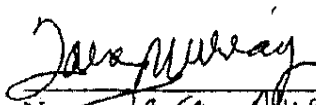
Deed in Lieu of Foreclosure. The purpose of this deed is to convey title to the foregoing Property to Grantee in lieu of pursuing Grantee's rights and remedies against Grantor as is provided in the following Mortgage:


- Mortgage given by Grantor, dated March 29, 2006 and recorded on April 18, 2006 as Instrument No. 0610853153 in the Office Records of Cook County, Illinois;

Promises by Grantor. Grantor warrants and forever defends all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

WITNESS:


Name: Tara Murray


Betty Irving

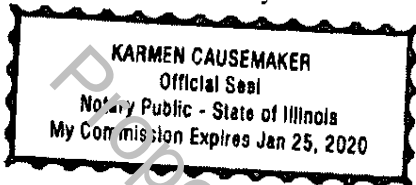
Bm

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THE STATE OF ILLINOIS §
 COUNTY OF COOK §

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Betty Irving, who is an individual known to me to be the person whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed, as her own act and deed.

Given under my hand and seal of office this 21st day of November, 2016.



Karmen Causemaker
 Notary Public, State of Illinois

Drafted By:	After recording return to:	Send Subsequent Tax Bills to:
Trimont Real Estate Advisors, LLC One Alliance Center 3500 Lenox Road, Suite G1 Atlanta, Georgia 30326	Trimont Real Estate Advisors, LLC One Alliance Center 3500 Lenox Road, Suite G1 Atlanta, Georgia 30326	Trimont Real Estate Advisors, LLC One Alliance Center 3500 Lenox Road, Suite G1 Atlanta, Georgia 30326

REAL ESTATE TRANSFER TAX 16-Dec-2016



COUNTY:	0.25
ILLINOIS:	0.50
TOTAL:	0.75

20-23-414-018-0000 | 20161101684328 | 1-734-285-504

REAL ESTATE TRANSFER TAX 16-Dec-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

20-23-414-018-0000 | 20161101684328 | 1-191-844-032

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

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Schedule A

LEGAL DESCRIPTION

The Property is located in the City of Chicago, County of Cook, State of Illinois and is described as follows:

Lots 4 and 5 in Block 2 in the Subdivision of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Address: 1465 East 69th Street, Chicago, Illinois 60637

Tax Parcel Number: 20-23-414-018-0000

Property of Cook County Clerk's Office

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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: 11 | 22 | 2016

SIGNATURE: Betty Dianne Irving
GRANTOR or AGENT

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

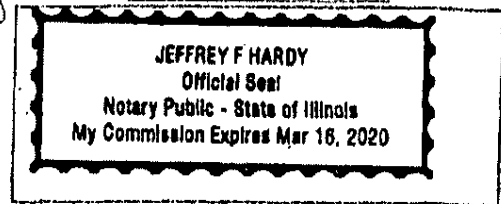
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Betty Dianne Irving

On this date of: 11 | 22 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and declares 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: 12 | 2 | 2016

SIGNATURE: Amber Seferit
GRANTEE or AGENT

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

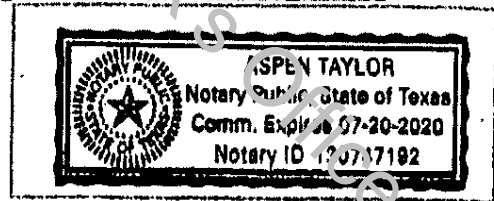
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Amber Seferit

On this date of: 12 | 2 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/8-5020(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)

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

BETTY IRVING, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

DEED IN LIEU OF FORECLOSE

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

BETTY IRVING

(print name(s) of executor/grantor)

AMBER SEFERT

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

SELLER

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear, I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

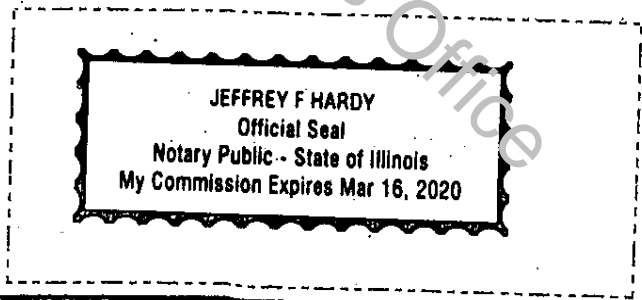
Betty Irving
Affiant's Signature Above

12/16/2016
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

12/16/2016
Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.