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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2017 04:42 PM PG: 1 OF 3

File No. 256624-60134

Loan No. 0478305422

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

Matthew Lee Edwards a/k/a Matthew L. Edwards a/k/a Matthew Edwards,

also known as the GRANTOR(S), for the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant and convey unto Well Fargo Bank, N.A and its successors in interest and/or assigns, the GRANTEE, all of the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

THAT PART OF LOT 19 IN BLOCK 5 IN THE SUBDIVISION OF LOT 1, IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 19, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19, 35.22 FEET, TO THE PLACE OF BEGINNING, THENCE SOUTH, AT RIGHT ANGLES, TO THE LAST DESCRIBED COURSE, 50 FEET, TO THE SOUTH LINE OF SAID LOT 19, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 19, 20 FEET THENCE NORTH, AT RIGHT ANGLES, TO THE LAST DESCRIBED COURSE, 50 FEET, TO THE NORTH LINE OF SAID LOT 19, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 19, 20 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4326 North Kedvale Avenue, Apt. B, Chicago, IL 60641

TAX NO: 13-15-403-045

TO HAVE TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTOR(S) do covenant for their selves, their heirs, executors and assigns, that at the signing of the presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the assigns, against all lawful claims and demands whatsoever. Said GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

