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Doc# 1702529133 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00 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. 047.8335422

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 SEGINNING, 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.

CCRD REVIEWER RUBTO

2016 CH 8584

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WITNESS the HAND and SEAL of the GRANTOR(S) on this _____ day of _______, 2016.

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

STATE OF Misson

SS.

COUNTY OF ST. LOVIS

I, the undersigned, a NOTARY Public in and for the County and State aforesaid do hereby certify that,

Matthew Lee Edwards all Ja Matthew L Edwards alk/a Matthew Edwards,

the affiants, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a 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 Notarial Seal this

<u> Criser</u> 2016

SEAL

SANDRA K. REZEK Notary Public:- Notary Seal State of Missouri Commissioned for St. Louis County My Commission Expires: April 05, 2017 Commission Namber: 13435703

Notary Public

My Commission Expires: 4

"EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45. REAL ESTATE TRANSFER TAX LAW"

12/21/16

AGENT

THIS DOCUMENT PREPARED BY:

Pierce & Associates, P.C. Return to: Terry Griffin 1 N. Dearborn St. Suite 1300 Chicago, IL 60602

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Wells Fargo Home Mortgage 1 Home Campus Des Moines, IA. 50328 866-969-0103

File No. 256624-60134

| REAL ESTATE TRANS | FER TAX | 26-Jan-2017 |
|--------------------|----------------|---------------|
| | CHICAGO. | 0.00 |
| | CTA: | 0.00 |
| No. | TOTAL: | 0.00 |
| 13-15-403-045-0000 | 20170101605197 | 1-506-618-560 |

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

| REAL ESTATE | TRANSFER | TAX | 26-Jan-2017 |
|-------------|------------|----------------|---------------|
| | | COUNTY: | 0.00 |
| | (304) | ILLINOIS: | 0.00 |
| | | TOTAL: | 0.00 |
| 13-15-403 | 3-045-0000 | 20170101605197 | 0.158.486.606 |

1702529133 Page: 3 of 3

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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.

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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 Tax Act.)