



17076151170

Doc# 1707615117 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 02:23 PM PG: 1 OF 6

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that the GRANTORS, Manuel Castillo, Carlos Castillo and Martina Martinez for and in consideration of the forbearance 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, do hereby

GRANT, TRANSFER CONVEY and WARRANT to GRANTEE, ECP COMMERCIAL II LLC of 383 Inverness Parkway, Suite 390 Englewood, CO 80112 in lieu of foreclosure of the Mortgage and Assignment of Rents dated May 15, 2007, and which was recorded with the Cook County Recorder of Deeds on May 21, 2007 as document numbers 0714147129 and 0714147130 and given by GRANTORS in favor of BANCO POPULAR NORTH AMERICA, and settlement of that certain loan by Grantees to Grantor secured by this parcel of real property, which loan was evidenced by a certain Promissory Note and a related Loan Agreement each dated May 15, 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, Grantor delivered this Deed pursuant to the Settlement and Deed In Lieu of Foreclosure Agreement dated 9-14-2016, 2016 ("Agreement") by and between the parties thereto. Grantor and other borrowers shall NOT be relieved of any personal liability or deficiency to Banco Popular North America, except as specifically stated in the Agreement.

Parcel ID Numbers: 25-30-305-001-0000 Vol. 037
25-30-305-002-0000 Vol. 037

Property Address: 12429 South Western Avenue, Blue Island, IL 60406

REAL ESTATE TRANSFER TAX

17-Mar-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

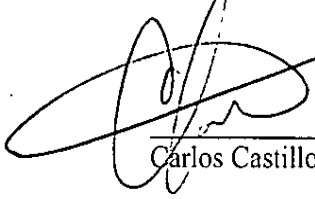
25-30-305-001-0000

| 20170301625794 | 1-802-926-784

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UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 14th day of SEPTEMBER, 2016



Carlos Castillo



Manuel Castillo

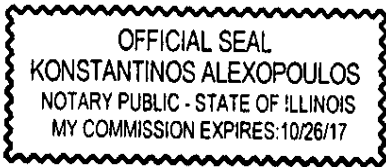



Martina Castillo

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CARLOS CASTILLO, personally known to me and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of SEPTEMBER, 2016



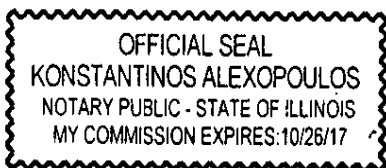


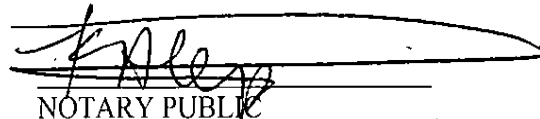
NOTARY PUBLIC
My commission expires: 10/26/17

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MANUEL CASTILLO, personally known to me and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of SEPTEMBER, 2016





NOTARY PUBLIC
My commission expires: 10/26/17

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARTINA CASTILLO, personally known to me and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of SEPTEMBER, 2016



Konstantinos Alexopoulos

NOTARY PUBLIC

My commission expires: 10/26/17

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (1), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Boni Sabet 3/17/17
Agent Date

PROPOSED COOK COUNTY Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
(Legal Description)

PARCEL 1:

LOT 18 (EXCEPT THE SOUTH 66 1/2 FEET THEREOF) IN THE SUBDIVISION OF LOT 4 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 30 FEET OF THE SOUTH 66 1/2 FEET OF LOT 18 IN THE SUBDIVISION OF LOT 4 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



City of Blue Island
Building & Zoning Department
13051 S Greenwood Avenue
Blue Island, IL 60406
p (708) 597-8606
f (708) 396-2686
building@cityofblueisland.org

DATE: 3/14/2017

To Whom It May Concern:

Compliance Letter for Sale of Property

Re: 12429 Western Commercial

CERTIFICATE FOR CLOSING PURPOSE ONLY! NOT AN OCCUPANCY PERMIT.

Please be advised that the above building is not in compliance with the City of Blue Island Building and Zoning Codes for sale of property. All items on the violation report must be corrected, inspected, and approved by the Blue Island Building Department before Occupancy will be granted.

Jason Berry, Deputy Director of Community Development

This certificate is based on a visual inspection of the property. The City of Blue Island assumes no responsibility for violations that are revealed by other parties.

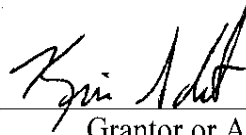
Information, falsely given, to obtain this certificate, becomes the responsibility of the new buyer or buyers.

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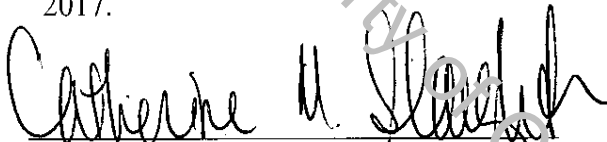
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 17, 2017

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 17th day of March,
2017.


Notary Public

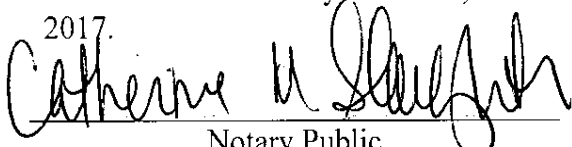


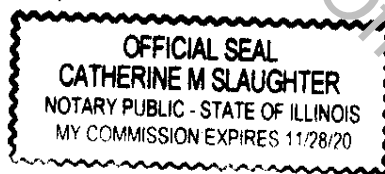
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 17, 2017

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 17th day of March,
2017.


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 provisions of Section 4 of the Illinois Real Estate Transfer Tax]