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Doc# 1711613050 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 12:20 PM PG: 1 OF 6

After Recording Return To:
Old Republic Servicing Solutions
Attn: Recording Department
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl
Pittsburgh, Pennsylvania 15220

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251


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Loan No.: 1802777167
Investor No.: 1802777167

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Alton Bell, II, an unmarried man the ("Grantor(s)")
herein, 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 U.S.A Federal Savings Bank,
whose address is 8950 Cypress Waters Blvd, Suite B, Coppell, Texas 75019

its successors and assigns, all of the following described premises situated in the County of Cook the ("Grantee"),
State of Illinois, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



REAL ESTATE TRANSFER TAX		26-Apr-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-26-403-005-0000 | 20170401644793 | 0-891-294-144

PIN: 20-26-403-005-0000

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

Commonly Known As: 1415 E 75th, Chicago, Illinois 60619-6061

REAL ESTATE TRANSFER TAX		26-Apr-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-26-403-005-0000 | 20170401644793 | 0-926-649-024



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THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, their successors and/or assigns in said property under said mortgage whether guaranteed, insured or direct loan, shall not merge, and that said mortgage shall not merge, and that said mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Alton Bell, II, an unmarried man

, as Mortgagor
to Mortgage Electronic Registration Systems, Inc. as nominee for USAA Federal Savings Bank

, as Mortgagee,
dated July 6th, 2007, and recorded on July 30th, 2007 in Book N/A, Page N/A,
Instrument No. 0721101067, and a modification agreement recorded August 20th, 2012, at
Instrument No. 1223310005, which was assigned to USAA Federal Savings Bank by an Assignment recorded in
Book N/A, Page N/A, Instrument No. 1317208081, or by an Assignment recorded simultaneously herewith at the
Cook County Clerk's Office.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said Grantee, his successors and assigns forever. The said Grantor(s) do covenant for themselves, their heirs, executors, and assigns that at the signing of these 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 appurtenances thereunto belonging, unto said Grantee, his successors and 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.

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Investor No.: 1802777167

WITNESS the HAND and SEAL of the GRANTORS on this 9 day of February, 2017

Alton Bell, II
Alton Bell, II -Grantor(s)

-Grantor(s)

-Grantor(s)

-Grantor(s)

ACKNOWLEDGEMENT

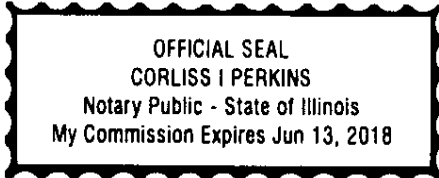
State of Illinois
County of Cook | SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Alton Bell, II

personally known to me to be the same person(s) 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 9th day of February, 2017

SEAL



Corliss I Perkins
Notary Public
Printed Name Corliss I Perkins
My Commission Expires: 06/13/2018

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: USAA Federal Savings Bank, 5750 Cypress Waters Blvd, Suite B, Coppell, Texas 75019

"TAX EXEMPT PURSUANT TO PARAGRAPH L, STATE STATUTE ILCS 200-31-45"

3-8-2017
Date

Ruth Rude (Seal)
Printed Name Ruth Rude

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Loan No.: 1802777167
Investor No.: 1802777167

EXHIBIT "A"

SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS;

LOT FIVE AND THE EAST HALF OF LOT SIX IN BLOCK THIRTY EIGHT IN CORNELL, SAID CORNELL BEING A SUBDIVISION OF THE WEST HALF OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 26 (WITH THE EXCEPTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD MUNICIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAX ID NO: 20-26-403-005-0000

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED
GRANTOR: ALTON BELL, II, A NEVER MARRIED MAN
GRANTEE: CHICAGO TITLE LAND TRUST, AS TRUSTEE UNDER TRUST NUMBER
8002347990 DATED 01/03/2007
DATED: 07/06/2007
RECORDED: 08/08/2007
DOC#/BOOK-PAGE: 0722039130

ADDRESS: 1415 E 75TH , CHICAGO, IL 60619

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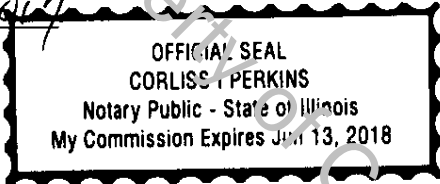
Loan No.: 1802777167
Investor No.: 1802777167

STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her 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, 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 2-9, 2017 Signature *Altan Bell*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 9th day of February, 2017



Notary Public *Corliss I Perkins*
Printed Name Corliss I Perkins

STATEMENT BY GRANTEE

Grantee or his 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, 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 _____, _____ Signature _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this _____ day of _____, _____

Notary Public _____
Printed Name _____

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.

(Attached 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)

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STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her 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, 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 _____, _____ Signature _____
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this _____ day of _____.

Notary Public _____

Printed Name _____

STATEMENT BY GRANTEE

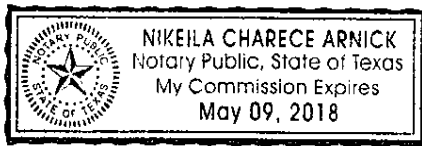
Grantee or his agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2, 2017 Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 2 day of March, 2017.

Notary Public [Handwritten Signature]

Printed Name Nikeila Charece Arnick



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.

(Attached 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)