

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)**



Doc# 1712429077 Fee \$64.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 04:36 PM PG: 1 OF 3

THE GRANTOR(S), 1039 THOMAS AVE LLC, a corporation created and existing by virtue of the Law of the State of Illinois having its principal office at the following address: P.O. Box 98, Forest Park, IL 60130, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to **BCL-HOME LENDING LLC, its Successors or Assigns**, a corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address: 450 N. Skokie Blvd., Northbrook, IL 60062 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 157 IN FIRST ADDITION TO PACESETTER KNOLLCREST, HARRY M. QUINN MEMORIAL SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT CONSTITUTES A DEED IN LIEU OF FORECLOSURE IN FULL AND FINAL SATISFACTION OF THE MORTGAGE RECORDED AS DOCUMENT NUMBER 1531712024.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 28-36-102-019-0000


Address of Real Estate: 17616 OAKWOOD, HAZEL CREST, IL 60429

Dated this 12 day of APRIL, 2017.



(SEAL)

1039 Thomas Ave, LLC

By: 
Name: Darraus Watts
Title: Manager



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STATE OF ~~ILLINOIS~~ ^{Arizona} }
COUNTY OF Pinal } SS.

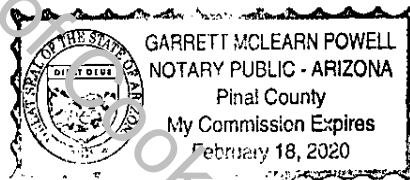
I certify that on April 12, 2017, Darius Walls came before me in person and stated to my satisfaction that he/she made the attached instrument; and was authorized to and did execute this instrument on behalf of, and as Manager of, 1039 Thomas Ave, LLC (the "Company"), the entity named in this instrument, as the free act and deed of the Company, by virtue of the authority granted by its operating agreement and its members.

Given under my hand and notarial seal this 12 day of April, 2017.

Garrett Powell
NOTARY PUBLIC

My Commission Expires: 2-18-2020

IMPRESS SEAL
HERE



This instrument was prepared by LAW OFFICES OF IRA T. NEVEL, L.L.C., 175 North Franklin, Suite 201, Chicago, Illinois 60606.

MAIL TO:
LAW OFFICES OF IRA T. NEVEL, LLC
Attorney No. 18837
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125

SEND SUBSEQUENT TAX BILLS TO:
BCL - Home Lending, LLC
480 Skokie Blvd. # 604
Northbrook, IL 60062



OR RECORDER'S OFFICE
BOX NO. 167

Exempt under provision of Paragraph I, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

5/3/17
Date [Signature]
Buyer, Seller or Representative

BOX NO. 167
Page 2 of 2

Timothy R. Yuell

REAL ESTATE TRANSFER TAX		05-May-2017	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00


28-36-102-019-0000 | 20170501649590 | 0-842-143-424

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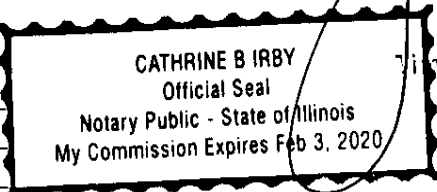
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 5/3, 2017

Signature: 
Grantor or Agent

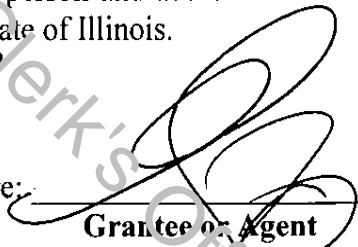
Subscribed and sworn to before me
By the said Cathrine B. Irby
This 3rd day of May, 2017
Notary Public Cathrine B. Irby



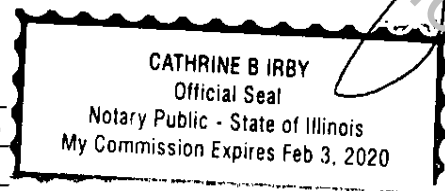
Timothy R. Yucill

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 title to real estate under the laws of the state of Illinois.

Dated 5/3, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Cathrine B. Irby
This 3rd day of May, 2017
Notary Public Cathrine B. Irby



Timothy R. Yucill

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 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 Act.)