

UNOFFICIAL COPY

RETURN TO

First Title & Escrow
15 W Gude Drive
Suite 400
Rockville, MD 2085

Prepared By
Wells Fargo Bank
8480 Stagecoach Circle
Frederick, MD 21701

T-155391-17



Doc# 1715645029 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2017 11:04 AM PG: 1 OF 5

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

Bh

UNOFFICIAL COPY

(top [X] inches reserved for recording data)

QUITCLAIM DEED

EXEMPT
SEE Pg # 4 & 5

THIS QUITCLAIM DEED, by Grantors, **U.S.BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE**, and **U.S.BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR THE GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1**, a National Association, organized under the laws of The United States of America, whose tax mailing address is c/o Wells Fargo Bank, N.A., 8480 Stagecoach Circle, Frederick, MD 21701, for consideration paid, quitclaims to Grantee, **COUNTY OF COOK, ILLINOIS, A BODY POLITIC AND CORPORATE D/B/A COOK COUNTY LAND BANK AUTHORITY**, an Illinois corporation, whose address is 69 W. Washington, Suite 2933, Chicago, IL 60602.

WITNESSETH, That the said first parties, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents **QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantors have in and to the following described parcel of land, and the improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit:

Commonly Known As: 6721 S. Peoria Street, Chicago, IL 60621
Parcel No.: 20-20-406-008-0000

Legal Description: LOT 84 IN BLOCK 1 IN BENEDICT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The property hereinabove described was acquired by the Grantors by instrument and recorded in Document No. **1710355010**, Cook County, State of Illinois.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantors have signed these presents.

U.S.BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS DELAWARE TRUSTEE
AND U.S.BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS CO-TRUSTEE FOR THE
GOVERNMENT LOAN
SECURITIZATION TRUST 2011-FV1
BY WELLS FARGO BANK, N.A., ITS
ATTORNEY-IN-FACT

China Lem

By: CHINA LEM
Its: Vice President, Loan Documentation

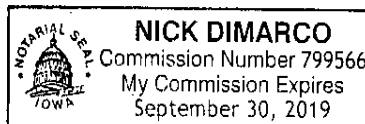
Date: May 17, 2017

Property of Cook County Clerk's Office

State of Iowa)
) ss.
County Dallas)

On this 17 day of May, A.D., 2017, before me, a Notary Public in and for said county, personally appeared China Lem, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., as Attorney-in-Fact for **U.S.BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE, and U.S.BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR THE GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1**, by authority of its board of (directors or trustees) and the said (officer's name) China Lem acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

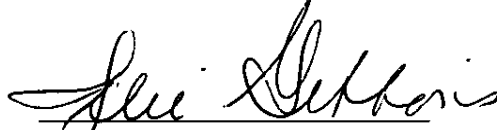
Nick Dimarco (Signature) (Stamp or Seal)
Notary Public






UNOFFICIAL COPY

EXEMPT

THE ATTACH DEED IS EXEMPT FROM TRANSFER TAX
UNER 35ILCS 200/31-45(E) SALE PRICE UNDER \$100.


Jeri Gibbons, Agent ✓

REAL ESTATE TRANSFER TAX		05-Jun-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-20-406-008-0000 20170601666177 0-198-314-432		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05 Jun 2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-20-406-008-0000 20170601666177 0-257-760-960		

UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Date: 5/31/2017 Signature: *Mei Xiao*
Grantor or Agent

MEI XIAO
NOTARY PUBLIC
REGISTRATION # 7026409
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2018

Jean Gibbons
Agent

SUBSCRIBED and SWORN to before me on .

MEI XIAO
NOTARY PUBLIC
REGISTRATION # 7026409
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2018

[Signature]
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.

Date: 5/31/2017 Signature: *Mei Xiao*
Grantee or Agent

Jean Gibbons
Agent

SUBSCRIBED and SWORN to before me on .

MEI XIAO
NOTARY PUBLIC
REGISTRATION # 7026409
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2018

[Signature]
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 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 Act.]