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WARRANTY DEED Statutory (Illinois) (Individual to Corporation)



THE GRANTOR(S), JONATHAN KWIATEK, of the City of Hickory Hills, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to **SECOND OPPORTUNITY OF AMERICA, LLC, its Successors or Assigns**, a corporation created and existing under and by virtue of the Laws of the DE, having its principal office at the following address: 7627 Wickers St San Diego, CA 92111 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc# 1722139218 Fee \$72.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/09/2017 02:23 PM PG: 1 OF 5

UNIT 3-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CAMBRIDGE IN THE HILLS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25669913, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT INCLUDING ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A" CONSTITUTES A DEED IN LIEU OF FORECLOSURE IN FULL AND FINAL SATISFACTION OF THE MORTGAGE RECORDED AS DOCUMENT NUMBER 0807105516.

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): 18-35-407-091-1020
Address of Real Estate: 8100 W. 87TH ST., APT. 3D, HICKORY HILLS, IL 60457

Dated this 9 day of June, 2017.

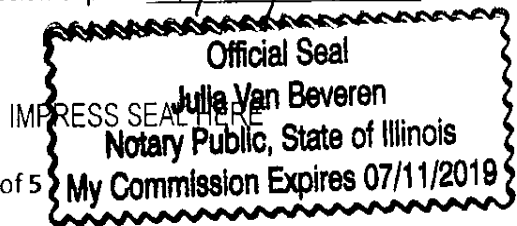
(Signature)
JONATHAN KWIATEK

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JONATHAN KWIATEK, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as 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 official seal, this 9th day of June, 2017.

Commission expires 7/11/19

(Signature)
NOTARY PUBLIC



CCRD REVIEW (Signature)

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

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

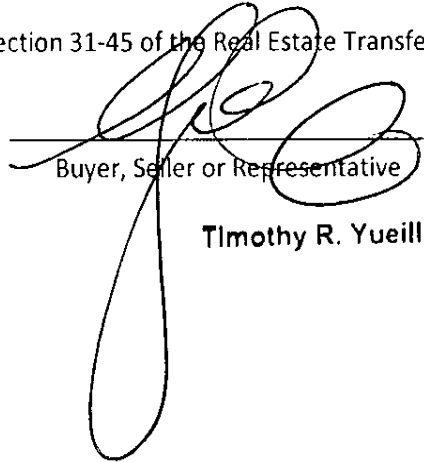
LAW OFFICES OF IRA T. NEVEL, LLC
Attorney No. 18037
175 North Franklin
Suite 201

Second Opportunity of America LLC.
7616 7 Vickers St.
San Diego, CA 92111

OR CHICAGO RECORDER'S OFFICE
(312) 357-1125
BOX NO. 167



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

8/2/17
Date


Buyer, Seller or Representative

Timothy R. Yueill

BOX NO. 167

REAL ESTATE TRANSFER TAX		09-Aug-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

18-35-407-091-1020 | 20170601669443 | 0-355-390-912

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STATE OF ILLINOIS)
) SS.
 COUNTY OF _____)

EXHIBIT "A"
ESTOPPEL AFFIDAVIT

JONATHAN KWIA TEK, being first duly sworn, depose and say that they are the identical parties who made, executed and delivered the certain Deed to SECOND OPPORTUNITY OF AMERICA, LLC, conveying the following described property, to wit:

UNIT 3-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CAMBRIDGE IN THE HILLS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25669913, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 18-35-407-091-1020

PROPERTY ADDRESS: 8100 W. 87TH ST., APT. 3D, HICKORY HILLS, IL 60457

That the aforesaid Deed was an absolute conveyance of the title to said premises to the Grantee named therein in effect, as well as in form, and was not and is not now intended as a mortgage, trust conveyance or security of any kind and that possession of said premises has been surrendered to the said Grantee; that the consideration in aforesaid Deed was and is the full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of a certain Mortgage hereinbefore described executed by JONATHAN KWIA TEK, as Mortgagors, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GB MORTGAGE LLC, as Mortgagee, dated January 29, 2008, and recorded March 11, 2008, as Document Number 0807105916, of the records of Cook County, State of Illinois, and the cancellation of record by said Grantee of said Mortgage.

That the aforesaid Deed and conveyance were made by these deponents as the result of their request that the Grantee accept such Deed and was their free and voluntary act; that at the time of making said Deed, these deponents felt and still feel that the mortgage indebtedness above mentioned represents a fair value of the property so deeded; that the Deed was not given as a preference against any other creditors of the deponents or either of them; that at the time it was given, there was no other person or persons, firms or corporations, other than the Grantee therein named interested, either directly or indirectly, in said premises; that these deponents are solvent and have no other creditor whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said Deed; and that deponents, in offering to


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execute the aforesaid Deed to the Grantee therein and executing same, were not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee in said Deed, or the agent or attorney or any other representative of the Grantee in said Deed and that it was the intention of these deponents as Grantors in said Deed to convey and by said Deed these deponents did convey to the Grantee therein all their rights, title and interest absolutely in and to the premises described in said Deed.

That it is agreed that the Mortgagors waive any rights to any sums held in any escrow account or any insurance refunds.

This Affidavit is made for the protection and benefit of the aforesaid Grantee in said Deed, his successor and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

DATED: 6-9, 2017.

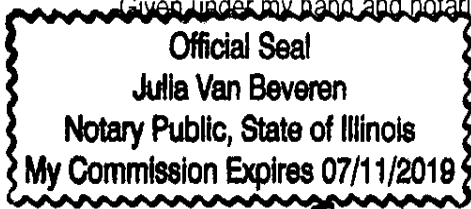


JONATHAN KWIATEK

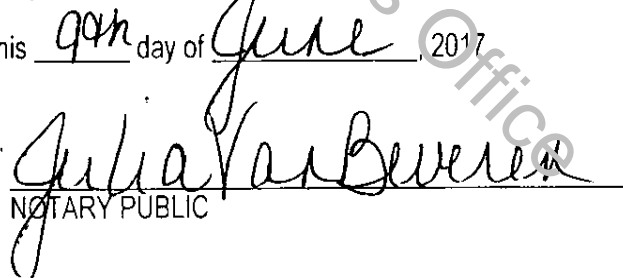
STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

A Notary Public in and for said County, in the State aforesaid, do hereby certify that JONATHAN KWIATEK, who are 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.

Given under my hand and notarial seal this 9th day of June, 2017.



My Commission Expires: 7-11-19



NOTARY PUBLIC

LAW OFFICES OF IRA T. NEVEL, LLC
Attorney for Plaintiff
175 North Franklin St. Suite 201
Chicago, Illinois 60606
(312) 357-1125

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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 JUNE 9th, 2017

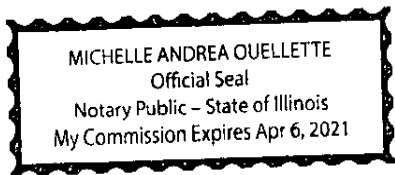
Signature: 
Grantor or Agent

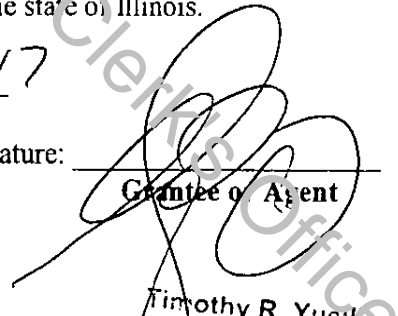
Subscribed and sworn to before me
By the said _____
This 9th day of June, 2017
Notary Public Julia Van Beveren



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 8/2, 2017



Signature: 
Grantee or Agent
Timothy R. Yuell

Subscribed and sworn to before me
By the said Michelle Andrea Ouellette
This 2 day of August, 2017
Notary Public Michelle Andrea Ouellette

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.)