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Doc# 1803619007 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/05/2018 10:40 AM PG: 1 OF 3

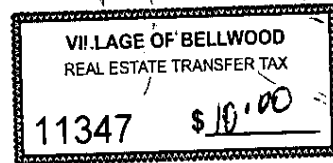
WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL BY THESE PRESENTS, that MILDRED D. GLOVER, unmarried AND TRACEY Y. GLOVER, unmarried, the GRANTOR(S), do give, grant, bargain, sell and convey to Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A, the GRANTEE, its successors and assigns, all the following described premises situated in the County of Cook, State of Illinois, to-wit:

THE NORTH 1/2 OF LOT 198 AND ALL OF LOT 199 IN BELLWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 532 Eastern Avenue, Bellwood, IL 60104

Permanent Index No.: 15-09-311-094-0000



TO HAVE AND TO HOLD the above conveyed 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 the lawful owner of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and convey the above described premises in the manner and form as above written; and that the above described premises are free and clear from all encumbrances whatsoever, and that the GRANTOR(S) and their heirs, executors and assigns will warrant and defend the above described premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever.

The GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, including rights enumerated by Illinois statutes 735 ILCS 5/12-901 *et seq.*

The acceptance and recording of this deed is expressly subject to and contingent upon MILDRED D. GLOVER AND TRACEY Y. GLOVER transferring to Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A clear and marketable title, with the exception of current taxes and/or Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A being satisfied with the condition of title.

*Bm*

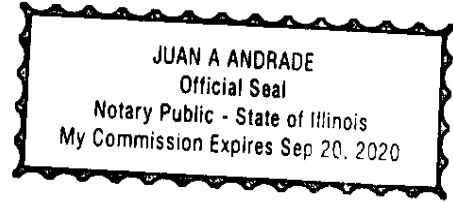
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WITNESS the HAND and SEAL of the GRANTOR(S) on this 3 day of Nov., 2017

Mildred D. Glover (Mildred D. Glover)

Tracey Y. Glover (Tracey Y. Glover)

State of ILLINOIS  
County of COOK



Signed or attested before me on 3rd NOV. 2017 by Mildred D. Glover and Tracey Y. Glover

[Signature]  
Signature of Notary Public

My commission expires: Sept. 20, 2020  
(SEAL)

Send Tax Bill to:  
ADDRESS OF GRANTEE:  
Wilmington Savings Fund Society, FSP, as trustee of Upland Mortgage Loan Trust A  
1600 South Douglass Road  
Suite 200-A  
Anaheim, California 92806

Address of Property:  
532 Eastern Avenue  
Bellwood, IL 60104

MAIL TO:  
Shapiro Kreisman & Associates, LLC  
Attorneys for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847) 291-1717

This instrument was drafted by:  
Shapiro Kreisman & Associates, LLC  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015

Contact for Grantee:  
Chris Lechtanski  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806  
(949)517-5371

Deposit in Recorder's Box #254

EXEMPT 35 ILCS 200/31-45 (L)  
DATE 12/12/2017

Case file no: 17-084422

REPRESENTATIVE [Signature]  
**Nawasha Jackson**  
Foreclosure Specialist

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 7 | 2017

SIGNATURE: *Mildred and Tracey Glover*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

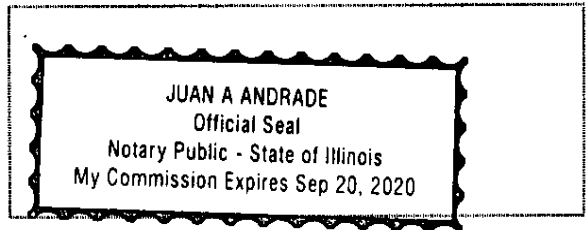
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Mildred and Tracey Glover

On this date of: 7th | 12 | 2020

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 12 | 2017

SIGNATURE: *[Signature]*  
Nawasha Jackson  
Foreclosure Specialist  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

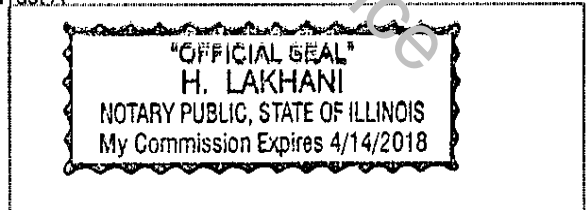
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Wilmington Savings Funds Society, FSB  
as Trustee of Upland Mortgage Loan Trust A

On this date of: 12 | 12 | 2017

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)