

# UNOFFICIAL COPY



\*1811644046D\*

Doc# 1811644046 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2018 12:42 PM PG: 1 OF 7

---

Above is for recorder use only

WARRANTY DEED

Prepared by and after recording return to:

Codilis and Associates, P.C.

15W030 N. Frontage Road Suite #100

Burr Ridge, IL 60527

RV

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois) (Individual to Corporation)

THE GRANTOR(S), ANA E. GONZALEZ and JAZMIN GUZMAN, of the City of \_\_\_\_\_, 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 \_\_\_\_\_, having its principal office \_\_\_\_\_ at \_\_\_\_\_ the \_\_\_\_\_ following address: \_\_\_\_\_ the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 13 IN BLOCK 4 IN LYFORD AND MANN'S ADDITION TO CRAGIN IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT INCLUDING ESTOPPEL AFFIDAVIT AS EXHIBIT "A" CONSTITUTES A DEED IN LIEU OF FORECLOSURE IN FULL AND FINAL SATISFACTION OF THE MORTGAGE RECORDED AS DOCUMENT NUMBER 0820304076 AND UNDER LOAN MODIFICATION AGREEMENTS RECORDED AS DOCUMENT NO.'S 1225615058 AND 111956005

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): 13-33-410-006

Address of Real Estate: 4831 W. CORTLAND ST., CHICAGO, IL 60639

Dated this 29 day of July, 2017.

Ana E. Gonzalez (SEAL)  
ANA E. GONZALEZ

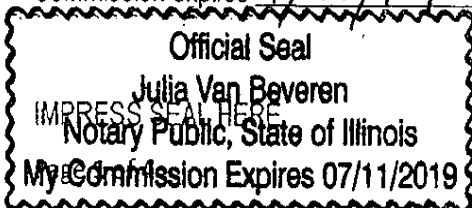
Jazmin Guzman (SEAL)  
JAZMIN GUZMAN

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 ANA E. GONZALEZ and JAZMIN GUZMAN, 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 \_\_\_\_\_ 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 29<sup>th</sup> day of July, 2017.

Commission expires 7/11/19

Julia Van Beveren  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		25-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		25-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-33-410-008-0000 | 20180401648863 | 0-856-236-320

13-33-410-008-0000 | 20180401648863 | 1-942-373-664

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

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois) (Individual to Corporation)

THE GRANTOR(S), ANA E. GONZALEZ and JAZMIN GUZMAN, of the City of \_\_\_\_\_, 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 \_\_\_\_\_, having its principal office \_\_\_\_\_ at \_\_\_\_\_ the \_\_\_\_\_ following address: \_\_\_\_\_ the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 13 IN BLOCK 4 IN LYFORD AND MANN'S ADDITION TO CRAGIN IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT INCLUDING ESTOPPEL AFFIDAVIT AS EXHIBIT "A" CONSTITUTES A DEED IN LIEU OF FORECLOSURE IN FULL AND FINAL SATISFACTION OF THE MORTGAGE RECORDED AS DOCUMENT NUMBER 0820304076 AND UNDER LOAN MODIFICATION AGREEMENTS RECORDED AS DOCUMENT NO.'S 1225615058 AND 111956005

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): 13-33-410-008

Address of Real Estate: 4831 W. CORTLAND ST., CHICAGO, IL 60639

Dated this 29 day of July, 2017.

Ana E. Gonzalez (SEAL)  
ANA E. GONZALEZ

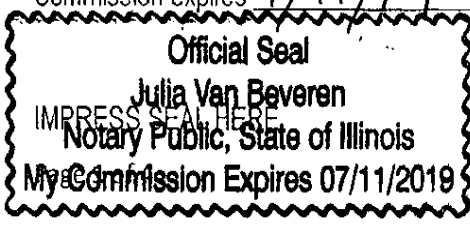
\_\_\_\_\_  
JAZMIN GUZMAN (SEAL)

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 ANA E. GONZALEZ and JAZMIN GUZMAN, 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 \_\_\_\_\_ 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 29<sup>th</sup> day of July, 2017.

Commission expires 7/11/19

Julia Van Beveren  
NOTARY PUBLIC



# UNOFFICIAL COPY

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

MAIL TO:

Codilis & Associates  
Jennifer Hayes

15W030 N. Frontage Rd  
Burr Ridge, IL 60527

OR RECORDER'S OFFICE  
BOX NO. 167

SEND SUBSEQUENT TAX BILLS TO:

Second Opportunity  
5009 E. Washington St, Ste 210  
Phoenix AZ 85034

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer, Seller or Representative

BOX NO. 167

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                   ) SS.  
 COUNTY OF \_\_\_\_\_)

## EXHIBIT "A" ESTOPPEL AFFIDAVIT

ANA E. GONZALEZ and JAZMIN GUZMAN, 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:

LOT 13 IN BLOCK 4 IN LYFORD AND MANN'S ADDITION TO CRAGIN IN THE  
 SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE  
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 13-33-410-008

PROPERTY ADDRESS: 1831 W. CORTLAND ST., CHICAGO, IL 60639

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 ANA E. GONZALEZ and JAZMIN GUZMAN, as Mortgagors, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITY ATLANTIC MORTGAGE CO., INC., as Mortgagee, dated June 30, 2008, and recorded July 21, 2008, as Document Number 0820304076 and under Loan Modification Agreements recorded as Document No.'s 1225615058 and 1411956005, 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 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

# UNOFFICIAL COPY

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: July, 29, 2017.

Ana E. Gonzalez  
ANA E. GONZALEZ

Jazmin Guzman  
JAZMIN GUZMAN

STATE OF ILLINOIS    )  
                                  ) SS.  
COUNTY OF COOK

A Notary Public in and for said County, in the State aforesaid, do hereby certify that ANA E. GONZALEZ and JAZMIN GUZMAN, 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 29 day of July, 2017.



Julia Van Beveren  
NOTARY PUBLIC

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

# 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 of Assignment of Beneficial Interest in 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 4/13/18

Codilis & Associates, P.C.

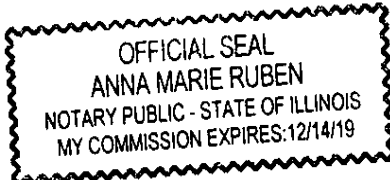
Signature: *Jennifer Hayes*  
Jennifer Hayes  
Grantor or Agent

Subscribed and sworn to before me

By the said AGENT

Date 4/13/2018

Notary Public *[Signature]*



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 4/13/18

Codilis & Associates, P.C.

Signature: *Jennifer Hayes*  
Jennifer Hayes  
Grantee or Agent

Subscribed and sworn to before me

By the said AGENT

Date 4/13/2018

Notary Public *[Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)