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Doc# 1813413046 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/14/2018 12:46 PM PG: 1 OF 3

Above space for Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE
PURSUANT TO SECTION 735 ILCS 5/15 1401

KNOW ALL MEN BY THESE PRESENTS, that **Dean B. Foster, divorced and not since remarried** the GRANTOR(S) herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto **Citizens Bank, N.A.**, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

LOT 1 IN BLOCK 10 IN HOMEWOOD TERRACE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 18, 1961 AS DOCUMENT #1960782, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 18842 Morgan Street
Homewood, IL 60430

Tax Parcel Number: 32-05-403-001-0000

Subject to conditions, restrictions and covenants of record; real estate taxes not yet due or payable; public, utility and other easements of record; existing building lines and restrictions and any encroachments, if any, upon the subject property from adjoining properties.

TO HAVE AND TO HOLD the above granted and bargained property with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, they are well seized of the above described property as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said property, with the

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appurtenances thereunto belonging, unto said GRANTEE, its successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

WITNESS the HAND and SEAL of the GRANTORS on this 24th day of APRIL, 2018.

Dean B. Foster (SEAL)
Dean B. Foster

STATE OF ILLINOIS

SS.

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, **Dean B. Foster**, personally known to me to be the same person(s) 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, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 24th day of April, 2018.

Patricia E. Foster
Notary Public



My Commission Expires: 6/13/20
SEAL

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Citizens Bank, N.A.
Attn: Andrew Benford
10 Tripps Lane
Riverside, RI 02915
1-401 248-6540
Tax Parcel Number: 32-05-403-001-0000

THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorney Matthew M. Moses
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Our File No. 14-17-17391

Grantee is the holder of a mortgage or an assignee to a mortgage foreclosure proceeding. This deed is exempt from real estate transfer tax under 35ILCS 200/31-45 (L).

4-27-18
DATE

Michelle R. Ratledge
AGENT

Michelle R. Ratledge
ARDC # 6281560

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File # 14-17-17391

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 4/24/18

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
Date 4/24/18
Notary Public Patricia E. Foster



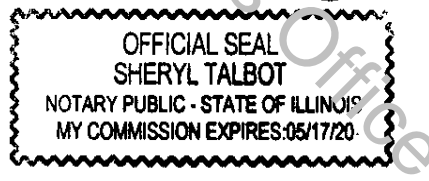
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-27-18

Michelle R. Ratledge
ARDC # 6281560

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 4/27/18
Notary Public [Handwritten 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.)