

REAL ESTATE TRANSFER TAX 03-Dec-2019  
 CHICAGO: 0.00  
 CTA: 0.00  
 TOTAL: 0.00 \*

25-03-107-017-0000 | 20191101657291 | 1-002-846-560  
 \* Total does not include any applicable penalty or interest due.

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Doc# 1933716067 Fee \$88.00  
 SHSP FEE:\$9.00 RPRF FEE: \$1.00  
 EDWARD M. MOODY  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 12/03/2019 01:15 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 **Carol Ross, a single person** 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 **U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for C-BASS Mortgage Loan Trust 2004-CB6, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB6**, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

LOT 147 IN GARDEN HOMES, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 8849 S. Wabash Avenue  
 Chicago, IL 60619

Tax Parcel Number: 25-03-107-017

| REAL ESTATE TRANSFER TAX                            |  | 03-Dec-2019 |
|---|--|-------------|
| COUNTY:   |  | 0.00        |
| ILLINOIS:   |  | 0.00        |
| TOTAL:  |  | 0.00        |
| 25-03-107-017-0000   20191101657291   2-122-701-152 |  |             |

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

S Y  
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 SC 7  
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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 24 day of Oct., 2019.

X Carol Ross (SEAL)  
Carol Ross

STATE OF ILLINOIS

COUNTY OF DuPage ~~Cook~~ (RRS)

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, **Carol Ross**, 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 24 day of October, 2019.

Ralph R. Storto  
Notary Public

My Commission Expires:  
SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for C-BASS Mortgage Loan Trust 2004-CB6, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB6  
60 Livingston Avenue, EM-MN-WS3D  
St. Paul, MN 55107, 1-651-495-8090  
Tax Parcel Number: 25-03-107-017

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. 14-19-01152

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).

11-5-19  
DATE

Daniel C. Walters  
AGENT

Daniel C. Walters  
ARDC # 6270792

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File # 14-19-01152

## 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 10/24/2019

Signature: *Carol Ross*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Carol Ross  
Date 10/24/19  
Notary Public *Ralph R Storto*



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 11-5-19

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 11/5/19  
Notary Public *Linda M Wood*



Daniel C. Walters  
ARDC # 6270792

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.)