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Doc#. 2018220079 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/30/2020 11:02 AM Pg: 1 of 8

Dec ID 20200501684910

After Recording Return To:

Old Republic Servicing Solutions
Attn: Recording Department
681 Andersen Drive, Suite 600, Foster Plaza VI
Pittsburgh, Pennsylvania 15220

Prepared By:

RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251, and Co-Counsel
Lee Scott Perres, PC
29 North Wacker Drive, Suite 1010
Chicago, Illinois 60606

[Space Above This Line For Recording Data]

Loan No.: 0578435503

Investor No.: 0578435503

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Bradley E. Reihart and Lynn E. Reihart, his wife, in joint tenancy, whose address is 315 N Prospect Manor Ave, Mount Prospect, Illinois 60056

("Grantor")

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 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee, whose address is 75 Beattie Place, Suite 300, Greenville, South Carolina 29601

("Grantee"),

its successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PIN: 03-34-302-004-0000

Property Address: 315 N Prospect Manor Ave, Mount Prospect, Illinois 60056

UNOFFICIAL COPY

Loan No.: 0578435503
Investor No.: 0578435503

THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, its successors and assigns in said property under said Mortgage whether guaranteed, insured or direct loan, shall not merge, and that said Mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Bradley E. Reihart and Lynn E. Reihart, as joint tenants

_____, Mortgagor
to Mortgage Electronic Registration System, Inc. acting solely as nominee for Taylor, Bean & Whitaker Mortgage Corporation, Mortgagee,
dated February 3rd, 2009, and recorded on February 24th, 2009 in Book N/A, Page N/A,
Instrument No. 0905512050, which was assigned to 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee by an assignment ("Assignment") recorded in Book N/A, Page N/A, Instrument No. 1825642011, or by an Assignment recorded simultaneously herewith in the Office of the Recorder of Cook County, State of Illinois.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. The said Grantor does covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, the Grantor is well seized of the above described premises 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 premises, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against all lawful claims and demands whatsoever. Said Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply

Dated: 2/15/2020

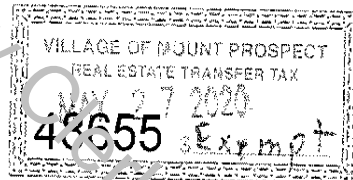
Bradley E. Reihart -Grantor

Lynn E. Reihart

Lynn E. Reihart -Grantor

-Grantor

-Grantor



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Loan No.: 0578435503
Investor No.: 0578435503

GRANTOR ACKNOWLEDGEMENT

State of Illinois §
County of Cook §

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Bradley E. Reihart and Lynn E. Reihart

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 15th day of February 2020
Erica Crohn Minchella
Notary Public

SEAL



ERICA CROHN MINCHELLA
Printed Name
My Commission Expires: 8/19/22

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee, 75 Beattie Place, Suite 300, Greenville, South Carolina 29601

Section 4

"TAX EXEMPT PURSUANT TO PARAGRAPH L, STATE STATUTE 15 ILCS 200/31-45"

3-27-2020
Date

Ruth Reihart (Seal)
Printed Name Ruth Reihart

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Loan No.: 0578435503
Investor No.: 0578435503

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Dated: 3/10/2020

Bradley E. Reihart
Bradley E. Reihart -Grantor

Lynn E. Reihart -Grantor

-Grantor

-Grantor

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**WELLS
FARGO**

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 03/10/2020 before me, Diego Carrasco / Notary Public (here insert name and title of the officer),

personally appeared Bradley E. Reihart

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Diego Carrasco*

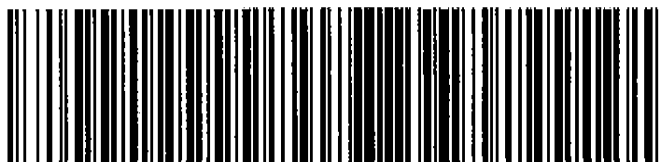
For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed in Lieu Of foreclosure

Document Date March 10, 2020 Number of Pages 3

Signer(s) Other Than Named Above *Ø*



FO01-000DSG5350CA-01

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Loan No.: 0578435503
Investor No.: 0578435503

EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT NINETEEN (19) IN BLOCK TEN (10), IN PROSPECT MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH THREE QUARTERS (3/4) OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED MARCH 6, 1926, AS DOCUMENT NUMBER 9199191, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 03-34-302-004-0000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: MICHAEL W. COLLINS AND JANET M. COLLINS, HIS WIFE
GRANTEE: BRADLEY E. REIHART AND LYNN E. REIHART, HIS WIFE, IN JOINT TENANCY
DATED: 07/09/1987
RECORDED: 07/10/1987
DOC#/BOOK-PAGE: 3633775 / NA
REGISTERED LAND - CERTIFICATE OF TITLE NO. 92490455

ADDRESS: 315 N PROSPECT MANOR AVE, MOUNT PROSPECT, IL 60056

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Loan No.: 0578435503
Investor No.: 0578435503

STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantor 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, 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 2/15/2020 Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 15th day of February, 2020.



Notary Public [Handwritten Signature]
Printed Name ERICA CROHN MINCHELLA

STATEMENT BY GRANTEE

Grantee or his agent affirms that, to the best of his/her 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, 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 _____ Signature _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this _____ day of _____, _____.

Notary Public _____
Printed Name _____

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 of a Class A misdemeanor for subsequent offenses.

(Attached 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)

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Loan No.: 0578435503
Investor No.: 0578435503

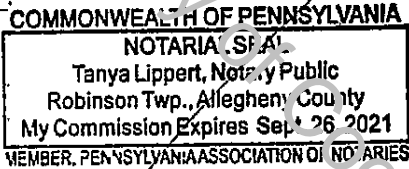
STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantor 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, 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 5-6-2020

Signature *Cotthum Wu*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 6th day of May, 2020



Notary Public *Tanya Lippert*
Printed Name Tanya Lippert

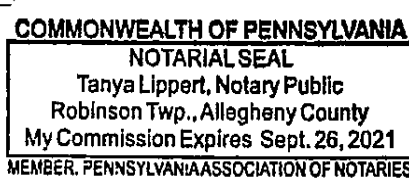
STATEMENT BY GRANTEE

Grantee or his agent affirms that, to the best of his/her 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, 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 5-6-2020

Signature *Cotthum Wu*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 6th day of May, 2020



Notary Public *Tanya Lippert*
Printed Name Tanya Lippert

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 of a Class A misdemeanor for subsequent offenses.

(Attached 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)