

UNOFFICIAL COPY

Doc#: 2024507178 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/01/2020 10:26 AM Pg: 1 of 5

Dec ID 20200701633669

City Stamp 0-196-908-768

This document prepared by:
Evan Lincoln Moscov
Weinstein & Riley, P.S.
325 Washington St., Ste. 303
Waukegan, IL 60085
(312)969-1177

---Above This Line Reserved For Official Use Only---

WARRANTY DEED (DEED IN LIEU OF FORECLOSURE)

This Indenture Witnesseth, that for the valuable consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid, the receipt of which is hereby acknowledged, Marvin W. Means, unmarried, hereinafter referred to as Grantor, do hereby convey with general warranty covenants, to Wilmington Savings Fund Society, FSB, as trustee for Stanwich Mortgage Loan Trust A, hereinafter referred to as Grantee, Grantor's right, title, and interest in and to that certain tract or parcel of land commonly known as 11641 S. Yale Avenue, Chicago, IL 60628 and situated in the County of Cook, State of Illinois, described as follows, "the "Premises"; SEE ATTACHED EXHIBIT "A"

P.L.N.: 25-21-411-014-0000

THIS DEED IS AN ABSOLUTE conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance or security of any kind. This deed is executed in lieu of foreclosure on the default existing on the Mortgage dated November 20, 2008 by Marvin W. Means, unmarried, which is on file as Document Number 0632908155 of the public records of Cook County, Illinois.

This Transaction is exempt from Real Estate Transfer Tax pursuant to 35 ILCS 200/31-45(f)

Subject to and together with all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and

UNOFFICIAL COPY

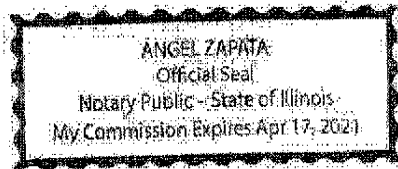
convey said land; that the Grantor hereby warrants the title to said land and will defend the same against all lawful claims.

In Witness Whereof, said Grantor has signed and sealed these presents.

DATE 11/13, 2019

BY: Marvin W. Means
Marvin W. Means, unmarried

STATE OF IL
COUNTY OF Cook



Be it remembered that on this 13th day of Nov, 2019, before me, the subscriber, a Notary Public in and for said County and State, personally came, Marvin W. Means, unmarried, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

Angel Zapata
-Notary Public

My Commission Expires: 4/17/2021

Grantee:
Wilmington Savings Fund Society, FSB,
as trustee for Stanwich Mortgage Loan Trust A
in care of
Carrington Mortgage Services, LLC
1600 S. Douglass Road
Anaheim CA 92806

After recorded return to:
Carrington Mortgage Services, LLC
1600 S. Douglass Road
Anaheim CA 92806

Send Tax Statements to Grantee
Carrington Mortgage Services, LLC
1600 S. Douglass Road
Anaheim CA 92806

UNOFFICIAL COPY

EXHIBIT A (PAGE 1)

LOT 32 AND 33 IN BLOCK 4 IN DANIEL J. FALLIS ADDITION TO
PULLMAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP
37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS. TAX MAP OR PARCEL ID NO.:
25-21-411-014

Property of Cook County Clerk's Office



*023263415A60MT6590110011000**MEANS


ORIGINAL

UNOFFICIAL COPY

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 7-17-2020

Michael G. Gopi
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		17-Jul-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-21-411-014-0000 | 20200701633669 | 0-196-908-708

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY 55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 02 | 27 | 2020

SIGNATURE: *Marin W. Kearns*
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:

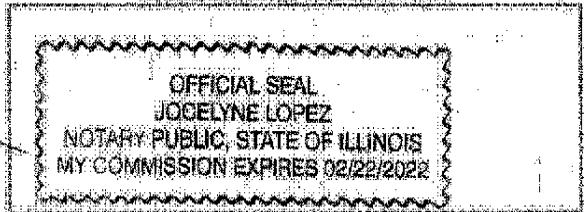
Jocelyne Lopez

By the said (Name of Grantor): Marin W. Kearns

On this date of: 02 | 27 | 2020

NOTARY SIGNATURE: *Jocelyne Lopez*

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 9 | 2020

SIGNATURE: *Evan Moscov*
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:

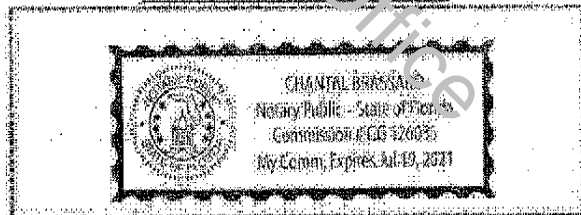
Charitie Braswell

By the said (Name of Grantee): EVAN MOSCOV

On this date of: 03 | 09 | 2020

NOTARY SIGNATURE: *Charitie Braswell*

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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)