

UNOFFICIAL COPY

Doc#: 2032407474 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/19/2020 02:17 PM Pg: 1 of 4

Dec ID 20201001642478

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 **Ruben Mendoza, unmarried** 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 Trust N.A. as Trustee for LSF10 Master Participation Trust, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

THE SOUTH 30 FEET OF THE NORTH 120 FEET OF THE SOUTH 200 FEET OF THE EAST 131.22 FEET OF BLOCK 9 IN CHICAGO TITLE AND TRUST COMPANY 3RD ADDITION TO SUMMIT IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly Known As: 5321 S. 72nd Court
Summit Argo, IL 60501

Tax Parcel Number: 18-12-406-059-0000

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 7 day of October 2020.

X Ruben Mendoza (SEAL)
Ruben Mendoza

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, **Ruben Mendoza**, ~~un~~married 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 7th day of October, 2020

Barbara Gembala
Notary Public

My Commission Expires: Oct. 20, 2021



SEAL

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Caliber Home Loans, Inc.
13801 Wireless Way
Oklahoma City, OK 73134
(800) 401-6587

18-12-406-059-0000

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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. 14-20-04715

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).

10-23-20

DATE



AGENT

Matthew Moses
ARDC # 6278082

Property of Cook County Clerk's Office

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File # 14-20-04715

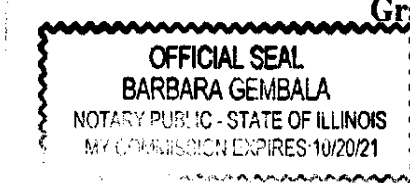
STATEMENT BY GRANTOR AND GRANTEE

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 10/7/20

Signature: *Ruben Mendoza*
Grantor or Agent

Subscribed and sworn to before me
By the said Ruben Mendoza
Date Oct. 7, 2020
Notary Public Barbara Gembala

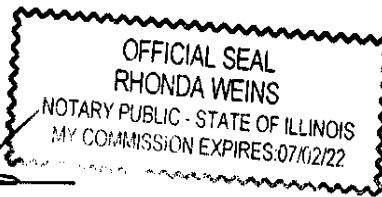


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10-28-20

Signature: *Matthew Moses*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 10/28/20
Notary Public Rhonda Weins



Matthew Moses
ARDC # 6279082

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.)