

UNOFFICIAL COPY



Doc# 2102222062 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/22/2021 02:24 PM PG: 1 OF 4

A01212021
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Above Space for Recorder's Use Only

WARRANTY DEED

THIS INDENTURE, made this November³⁰, 2020, between Yolanda Barcena, Grantor, and Marquette Bank, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00), and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, GRANT, SELL, REMISE, RELEASE, ALIENATE AND CONVEY unto Marquette Bank, and to its successors and assigns, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

THE NORTH 25 FEET OF LOT 29 IN BLOCK 4 IN REXFORD AND BELLAMY'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 of SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, EXCEPT THE SOUTH 179.11 FEET OF THE WEST 243.2 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

The common address of the property is 12635 S. Winchester Ave., Calumet Park, IL 60827
P.I.N.: 25-30-417-018-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described real estate,

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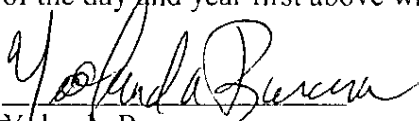
TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the Mortgage recorded as document 0435147257 and amended by document 1225747137.

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to Marquette Bank made by Yolanda Barcena, and recorded on December 16, 2004, in the Cook County, Illinois Recorder's Office as Document No. 0435147257 and amended by Document No. 125747137 shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain a separate, distinct and continuing lien and security interest as therein provided.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.


Yolanda Barcena

Real Estate Transfer Tax

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph L



EXEMPT

GRANTOR NOTARY

STATE OF ILLINOIS

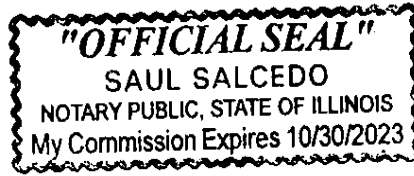
COUNTY OF COOK

I, Saul Sakedo, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Yolanda Barcena who is personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and notarial seal this 1st day of December, 2020.

Saul Salcedo
Notary Public
My commission expires: Oct. 30, 2023



SEND SUBSEQUENT TAX BILLS TO:



Marquette Bank
15959 108th Ave.
Orland Park, IL 60462

PREPARED BY:

Kimberly A. Padjen,
GOMBERG, SHARFMAN P.C
208 SOUTH LASALLE STREET, SUITE 1410
CHICAGO, IL 60604

MAIL TO:

GOMBERG, SHARFMAN, P.C
208 SOUTH LASALLE STREET, SUITE 1410
CHICAGO, IL 60604

REAL ESTATE TRANSFER TAX		22-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-30-417-018 0000 20210101621014 1-346-742-288		

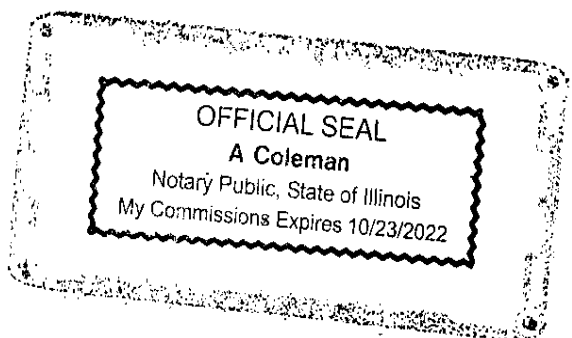
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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: 12/1/2020

Signature: [Handwritten Signature]
Grantor or Agent



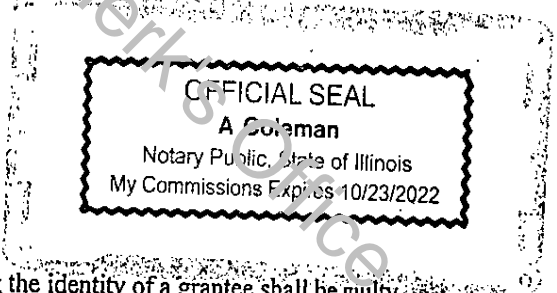
Subscribed and sworn to before me on Dec 1, 2020

Notary Public A. Coleman

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 under the laws of the State of Illinois.

Dated: 12/1/2020

Signature: [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me on Dec 1, 2020

Notary Public A. Coleman

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.

(Attach to deed or ABI to be recorded in Cook, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)