

2021-00645-PT

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2020-03852-AC
**This instrument was prepared by
AND Return to:**
Mary E. Spitz
SOTTILE AND BARILE, LLC
1415 West 22nd Street, Tower Floor
Oak Brook, IL 60523

Doc#: 2111601268 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2021 10:34 AM Pg: 1 of 3

Dec ID 20210401606478
ST/CO Stamp 0-173-174-288

**Future Tax Statements to be
mailed to:**
Lotus Solutions, LLC - Series 12719 S Justine
c/o Land Home Financial Services, Inc.
3611 South harbor Blvd., Suite 100
Santa Ana, CA 92704

WARRANTY DEED IN LIEU OF FORCLOSURE

THIS INDENTURE, Made on the 23 day of September, 2020 by and between ***Ala Liddell**, herein called the grantor (Mailing Address of 1900 W. 75th Street, Woodridge, IL 60517), and **Lotus Solutions, LLC - Series 12719 S Justine** herein called the grantee (Mailing address of 3611 South Harbor Blvd, Suite 100, Santa Ana, CA 92704).
* single

WITNESSED: THAT SAID GRANTOR, in consideration of the sum of **Ten Dollars and other valuable consideration** to be paid by grantee, receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of **Cook** and State of **Illinois**, to wit:

LOT 8 IN BLOCK 7 IN CALUMET PARK SECOND ADDITION, BEING A SUBDIVISION OF PART OF SECTION 2 AND 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18,1925. AS DOCUMENT NUMBER 8987931, IN COOK COUNTY.

Property Index Number: 29-02-320-008-0000

Commonly known as: 14425 Ingleside Avenue, Dolton, IL 60419

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any. This Deed in Lieu of Foreclosure is an absolute conveyance of title in fact as well as form and is not intended as a mortgage, trust conveyance or security of any kind. **It is the intent of the parties that the fee granted herein shall not merge with the lien of the Mortgage executed December 24, 2008, for the benefit of Taylor, Bean & Whitaker Mortgage Corp. and recorded on January 21, 2009 in the Records of Cook County, Illinois Document No. 0902140023.**

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights,

PREMIER TITLE

SEARCHED
SERIALIZED
INDEXED
FILED
SEP 23 2021
COOK COUNTY CLERK'S OFFICE

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privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said grantee and unto its successors and assigns forever; the said grantor covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done; and that it will warrant and defend the title to the said premises unto the said grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever: **except as hereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.**

WORDS and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year above written.

GRANTOR:

Ala Liddell
Ala Liddell

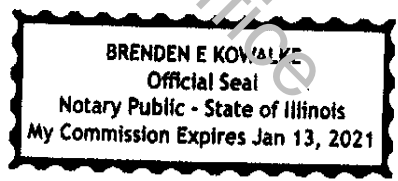
VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No. 23516
ADDRESS 1425 Ingleside
ISSUE 11-4-20 EXPIRED 12-4-20
AMT 50.00
TYPE WTS SMA
VILLAGE COMPTROLLER

STATE OF IL)
COUNTY OF Cook)

On this 23rd day of September 2020 before me, the undersigned, a Notary Public, personally appeared **Ala Liddell**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their act and deed.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

Notary Public Signature Brenden Kowalke
Notary Public Printed Name: BRENDEN KOWALKE
My Commission Expires: 1-13-21



Exempt under 35 ILCS 200/31-45 paragraph L, Section 4, Real Estate Transfer Act

Date: 10/2/2020

[Signature]
Signature of Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

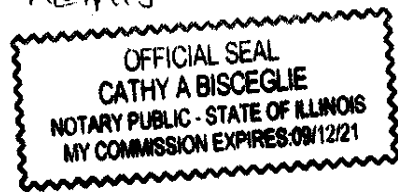
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11-3-2020

Signature Janelle Reints
Grantor or Agent
Janelle Reints

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 3rd DAY OF November,
2020

NOTARY PUBLIC Cathy A Bisceglie



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

Dated 11-3-2020

Signature Janelle Reints
Grantee or Agent
Janelle Reints

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 3rd DAY OF November,
2020

NOTARY PUBLIC Cathy A Bisceglie



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 County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]