

UNOFFICIAL COPY

2022-01279-MF
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#: 2415114351 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/30/2024 1:27 PM Pg: 1 of 3

Dec ID 20240501616549
ST/Co Stamp 1-328-100-656 ST Tax \$0.00 CO Tax \$0.00

Grantee and
Future Tax Statements to be
mailed to:
Trinity Life Insurance Company
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95601

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, Made on the 28th day of December, 2023 by and between SK Investment Group LLC and ~~Brandon Lawrence Sisk~~^(BLS), herein called the Grantor (Mailing Address of 12410 W Horseshoe Drive, Unit 4, New Lenox, IL 60451), and Trinity Life Insurance Company, herein called the Grantee (Mailing address of c/o SN Servicing Corporation, 323 5th Street, Eureka, CA 95601).

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:

THE SOUTH 7 1/2 FEET OF LOT 15, ALL OF LOT 16 AND THE NORTH 12 1/2 FEET OF LOT 17 IN BLOCK 5 IN AVALON ADDITION BEING A SUBDIVISION OF THE NORTH 1/2 OF LOT 1, NORTH 1/2 OF LOT 2, SOUTH 1/2 OF LOT 1 AND LOT 3 (EXCEPT THE NORTH 20 ACRES) IN VERHOEVEN'S SUBDIVISION THE NORTHEAST 1/4 OF SECTION 9. TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 29-09-208-062-0000

Commonly known as: 14830 North Indiana 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 March 23, 2017, for the benefit of RFLF 2, LLC and recorded on March 27, 2017 in the Office of the Recorder of Deeds of Cook County, Illinois as Instrument No. 1708647058.**

UNOFFICIAL COPY

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

GRANTORS:

[Signature]
SK Investment Group LLC
By: Brandon Lawrence Sisk, its Manager

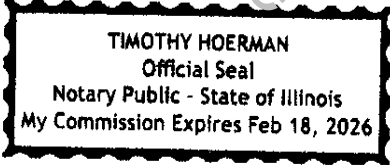
VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX No. 27275
ADDRESS 14830 North Indiana Ave
ISSUE 5-28-24 EXPIRED 6-28-24
AMT. \$ 50.00
TYPE [Signature]
VILLAGE COMPTROLLER

STATE OF Illinois)
COUNTY OF Du Page)

On this 28th day of December, 2023 before me, the undersigned, a Notary Public, personally appeared **Brandon Lawrence Sisk**, on behalf of **SK Investment Group LLC**, 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 [Signature]
Notary Public Printed Name: _____
My Commission Expires: 2/18/26



Exempt under 35 ILCS 200/31-45 paragraph 1 Section 4, Real Estate Transfer Act

Date: 2/12/24 [Signature]
Signature of Buyer, Seller or Representative

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: 5/30/2024

SIGNATURE: [Signature]
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:

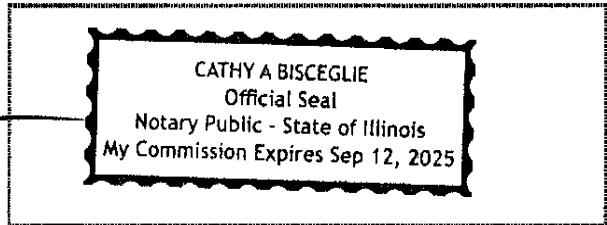
Cathy A Bisceglie

By the said (Name of Grantor): Pamela Staal

AFFIX NOTARY STAMP BELOW

On this date of: 5/30/2024

NOTARY SIGNATURE: [Signature]



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: 5/30/2024

SIGNATURE: [Signature]
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:

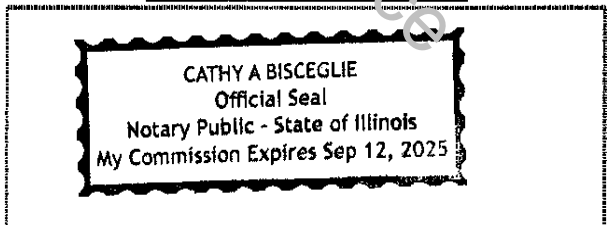
Cathy A Bisceglie

By the said (Name of Grantee): Pamela Staal

AFFIX NOTARY STAMP BELOW

On this date of: 5/30/2024

NOTARY SIGNATURE: [Signature]



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)**)