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THIS DOCUMENT PREPARED BY:
PIERCE & ASSOCIATES
18 S. Michigan Avenue
Twelfth Floor
Chicago, Illinois 60603

97213986

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:

~~Seawatch National~~
~~2436 S. Sherwood Forest Blvd~~
~~Suite 220~~
Baton Rouge Louisiana 70816
RETURN TO: BOX 178
PA #962868

DEPT OF RECORDING \$27.00

1:55PM JAN 4721 03/27/97 13:57:00
#4026 \$ 0.0 * 97-213986
COOK COUNTY RECORDER

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

RAY LEE; CYNTHIA LEE;

the GRANTORS 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 B.C.G.S., L.L.C., the GRANTEE, his successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOT 40 IN BLOCK 80 IN HARVEY, A SUBDIVISION IN SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 15409 LOOMIS AVE., HARVEY, IL 60426

TAX NO: 29-17-121-005

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his 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 premises 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 premises, with the appurtenances thereunto belonging, unto said GRANTEE, his 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.

97213986

WITNESS the HAND and SEAL of the GRANTORS on this 22nd day of July, 1994.

X Ray A. Lee (SEAL)
X Cynthia J. Lee (SEAL)

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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,

RAY LEE; CYNTHIA LEE;

the affiant(s), personally known to me to be the same persons 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 22nd day of July, 1996
1994



Deborah McDermott
Notary Public

SEAL

My Commission Expires: _____

"EXEMPT UNDER PROVISION OF PARAGRAPH L,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

8/27/96 Gene Schaller
DATE AGENT

Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of

Chicago
as the subject conveyance is consideration under Ten Dollars (\$10.00).

8/27/96 Gene Schaller
DATE AGENT

P&A #962868



No 10370

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made, no improvements or repairs have been made on the premises described above or upon any building on said land, or any work done thereon which have not been fully completed and paid for, nor have any materials which have not been fully paid for been furnished for use upon said land or any building thereon, and that no contract of any kind has been made, nor anything done, suffered or permitted in relation to said land or any building thereon or improvement thereof, in consequence of which any lien may be claimed or enforced against said land under the Mechanics Lien laws of the state in which the foregoing property is located.

Affiants further state that no agreement or contract for conveyance, or deed or conveyance, or written lease, or writing whatsoever, is or are in existence adversely effecting the title to said premises.

This affidavit is made for the protection and benefit of the aforesaid grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.



X *Russ H. Lee* (SEAL)
X *Cynthia J. Lee* (SEAL)

Subscribed and Sworn to before me
this 2nd day of July, 1996

[Signature]
NOTARY PUBLIC

P&A #962868

Book County Clerk's Office

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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 3/27, 19 97 Signature: Steven Bern
Grantor or Agent

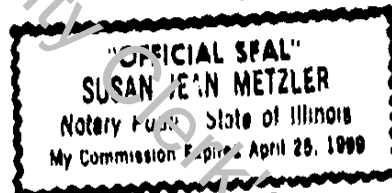
Subscribed and sworn to before me by the said _____
this 27th day of March
19 97.
Notary Public Susan Jean Metzler



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 3/27, 19 97 Signature: Steven Bern
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 27th day of March
19 97.
Notary Public Susan Jean Metzler



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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