

UNOFFICIAL COPY



Doc#: 0830805220 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/03/2008 03:45 PM Pg: 1 of 3

THIS DOCUMENT PREPARED BY:
PIERCE & ASSOCIATES
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:
Federal Nat'l Mtg. Association
1 South Wacker
Chicago, IL 60606

RETURN TO: BOX 178
PA #0814308

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

ROGELIO BAUTISTA;

the GRANTOR 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 THE FEDERAL NATIONAL MORTGAGE ASSOCIATION, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

THE SOUTH 90 FEET OF LOT 42 IN VOLK BROS. THIRD ADDITION TO CHICAGO HOME GARDENS, A SUBDIVISION, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1921 AS DOCUMENT NUMBER 7110506, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2600 THATCHER AVENUE, RIVER GROVE, IL 60171

TAX NUMBERS: 12-26-329-082-0000 12-26-329-083-0000

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTOR does covenant for himself, his heirs, executors and assigns, that at the signing of these presents, he is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner and form as above written; and that the same is free and clear from all encumbrances whatsoever, and that he and his heirs, executors, and assigns will warrant and defend said premises, with the appurtenances there unto belonging, unto said GRANTEE, its successors and assigns, against all lawful claims and demands whatsoever. Said GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

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WITNESS the HAND and SEAL of the GRANTOR on this 29th day of August, 08.

X Rogelio Bautista (BORROWER'S SIGNATURE)
ROGELIO BAUTISTA

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,

ROGELIO BAUTISTA;

the affiant, personally known to me to be the same person who name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he 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 3 day of September, 2008.

SEAL Bernadet Shlimon
Notary Public

My Commission Expires: May-02-2010



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

10/31/08 DATE [Signature] AGENT

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

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

DATE AGENT

P&A #0814308



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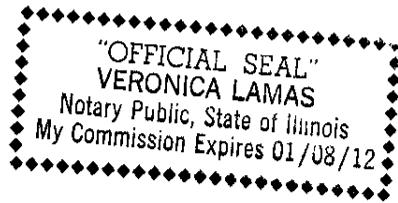
STATEMENT BY GRANTOR AND GRANTEE

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 October 31st, 2008

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID _____
THIS 31st DAY OF October
2008.



NOTARY PUBLIC [Handwritten Signature]

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.

Date October 31st, 2008

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID _____
THIS 31st DAY OF October
2008.



NOTARY PUBLIC [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identify 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.]