

# UNOFFICIAL COPY



Doc#: 1027347001 Fee: \$46.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/30/2010 08:53 AM Pg: 1 of 5

## DEED IN LIEU OF FORECLOSURE

GRANTOR, BLANCA I. RODRIGUEZ, an unmarried woman (herein, "Grantor"), whose address is 520 Harrison St. Apt. G, Oak Park, IL 60304, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND WARRANTS to GRANTEE, FEDERAL NATIONAL MORTGAGE ASSOCIATION (herein, "Grantee"), whose address is P.O. Box 650043, Dallas, TX 75265, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 520 Harrison St. Apt. G, Oak Park, IL 60304

Permanent Index Number: 16-18-229-016-1010

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

This conveyance is an absolute conveyance of title in effect as well as form and is intended to include and unconditionally convey to Grantee any and all rights of Grantor in the property described herein and is not intended as a mortgage, trust conveyance or security agreement of any kind.

This conveyance is expressly made subject to, and shall not cause a merger with, the interest of Grantee as mortgagee and/or secured party under the mortgages(s), deed(s) of trust or other documents identified in Exhibit B attached hereto and made a part hereof. It is understood and agreed between Grantor and Grantee that this deed is being accepted by Grantee in lieu of foreclosure but on the express condition that any and all mortgages, deeds of trust or security interests of Grantee of any kind (including, without limitation, the interests described in Exhibit B) shall not merge with the interest of Grantee in the property herein described and conveyed.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(L) - DEED ISSUED TO A HOLDER OF A MORTGAGE PURSUANT TO A TRANSFER IN LIEU OF FORECLOSURE.

**When recorded return to:**

MELINDA KNICKLEBINE  
TIMTOS, INC.  
5716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA 91362

**Send subsequent tax bills to:**

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
P.O. BOX 650043  
DALLAS, TX 75265

**This instrument prepared by:**

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

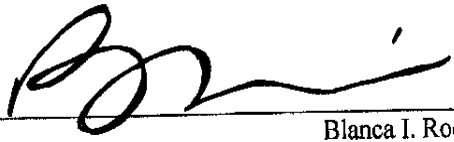
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It is the specific intention of the parties hereto that there shall not be a merger of the fee with the lien of that certain Mortgage from BLANCA I. RODRIGUEZ to MERS INC., SOLELY FOR PRIMARY RESIDENTIAL MORTGAGE, INC. dated 04/27/2007, recorded 05/14/2007 in instrument no. 0713440046, and further assigned to CITIMORTGAGE, INC., dated 6/14/2010, recorded 6/25/2010 in instrument no. 1017805012 so that the lien of the said Mortgage is preserved.

To have and to hold said premises forever.

Dated this 13 day of September, 2010.

GRANTOR


  
Blanca I. Rodriguez

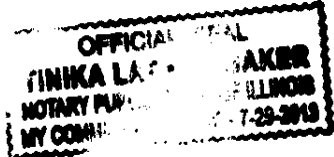
STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on September 13, 2010, by Blanca I. Rodriguez.

[Affix Notary Seal]

Notary signature: Tinika Latrice Baker  
Printed name: Tinika Latrice Baker

Notary Seal expires: 7-29-2013  




EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(L) - DEED ISSUED TO A HOLDER OF A MORTGAGE PURSUANT TO A TRANSFER IN LIEU OF FORECLOSURE.

CLERK'S Office

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**EXHIBIT A**

[Legal Description]

PARCEL 1:

UNIT 520-G IN THE KILDARE COMMONS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 27 AND LOT 28 IN MCDERMOTT'S RESUBDIVISION OF LOTS 1 TO 28, INCLUSIVE, IN BLOCK 8 IN THE CHICAGO HERALD ADDITION TO OAK PARK, IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 21, 2006, AS DOCUMENT NUMBER 0611110043, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-10, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED APRIL 21, 2006, AS DOCUMENT NUMBER 0611110043.

PIN 16-18-229-036-1010

This property is NOT the homestead real property of grantor.

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## EXHIBIT B

[Description of Security Interest(s)]

That certain Mortgage from BLANCA I. RODRIGUEZ to MERS INC., SOLELY FOR PRIMARY RESIDENTIAL MORTGAGE, INC. dated 04/27/2007, recorded 05/14/2007 in instrument no. 0713440046, and further assigned to CITIMORTGAGE, INC., dated 6/14/2010, recorded 6/25/2010 in instrument no. 1017805012.

Property of Cook County Clerk's Office

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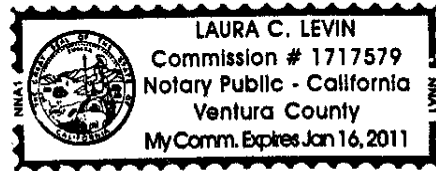
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 September 24, 2010

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 24, day of September, 2010.  
Notary Public [Handwritten Signature]

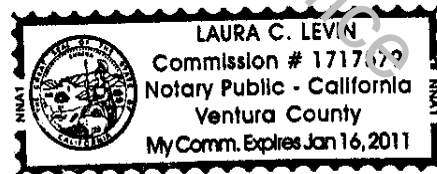


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date September 24, 2010

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 24, day of September, 2010.  
Notary Public [Handwritten Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity of 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.)