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Doc#: 1035047001 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2010 08:53 AM Pg: 1 of 4

Parcel ID: 20-08-108-044-1005

Prepared by and After Recording Return To:

Timios, Inc.
5716 Corsa Ave, Ste 102
Westlake Village CA 91362

(Space above reserved for recorder of deeds certification)

Title of Document: Deed in Lieu of Foreclosure

Grantor(s): LUKE C. FELTON

Grantee(s): FEDERAL NATIONAL MORTGAGE ASSOCIATION

Grantees Address: P.O. BOX 650043, DALLAS, TX 75265-0043

LEGAL DESCRIPTION IS LOCATED ON PAGE 2

Exempt under provisions of 35 ILCS 200/31-45, Paragraph L Real Estate Transfer Tax Law

12.10.10

Date

Luise A. Felton

Buyer, Seller or Representative

Parcel ID: 20-08-108-044-1005
Reference Book/Page No.: 0512235327

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THIS SPACE RESERVED FOR RECORDER'S USE

WARRANTY DEED

This indenture is made as of the 31st day of NOVEMBER, 2010 between **LUKE C. FELTON, who acquired title as an Unmarried Man, AND MICHELLE BROOKS, HUSBAND AND WIFE, ("Grantor")** whose address is 4807 S. ASHLAND AVE., APT. 202, CHICAGO, IL 60609 and **FEDERAL NATIONAL MORTGAGE ASSOCIATION ("Grantee")** whose address is PO BOX 650043, DALLAS, TX 75265-0043.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with warranty covenants unto Grantee, and it successors and assigns, FOREVER, all of the following described real estate, situate in the County of COOK and State of Illinois:

UNIT NUMBER 202 AND G-15 IN THE BACK YARD LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND;

PARCEL 1; LOTS 3, 4, 5 AND 6 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF ASHLAND AVENUE IN CONDEMNATION PROCEEDINGS IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASE NO. B-71137) IN BLOCK 4 IN THE RESUBDIVISION OF BLOCK 3 AND 4 IN KAY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2; LOTS 47 AND 48 (EXCEPT THE WEST 24 FEET OF SAID LOTS) AND LOTS 43, 44, 45 AND 46 IN BLOCK 4 IN THE RESUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3; THE NORTH AND SOUTH 16 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 44 TO 46 AND EAST OF AND ADJOINING LOTS 3 TO 5, IN BLOCK 4 IN THE RESUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0510234080; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN 20-08-108-044-1005

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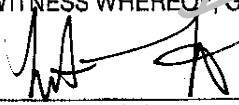
BEING THE SAME PROPERTY CONVEYED TO LUKE C. FELTON BY DEED FROM WABASH MICHIGAN, LLC RECORDED 05/02/2005 IN DEED BOOK PAGE , IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.

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 LUKE C. FELTON, AN UNMARRIED PERSON to CITIMORTGAGE, INC. dated September 14, 2005, recorded October 20, 2005 in instrument no. 0529342124, so that the lien of the said Mortgage is preserved.

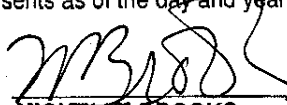
Subject, however to the general taxes for the year of _____ and thereafter, and all covenants, restrictions and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.



LUKE C. FELTON



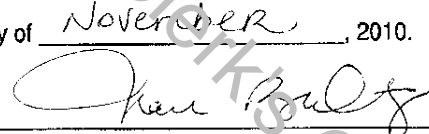
MICHELLE BROOKS

"OFFICIAL SEAL"
Nicholas Pray
Notary Public, State of Illinois
DuPage County
My Commission Expires May 14, 2012

STATE OF Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that between **LUKE C. FELTON AND MICHELLE BROOKS**, personally known to me or proved to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument at their own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and official seal this _____ day of _____, 2010.
Stamp/Seal
Maria B. Ortiz
Notary Public, State of Illinois
Cook County
My Commission Expires May 16, 2012



Notary Public
My Commission Expires: _____

for Luke Felton only

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH E, REAL ESTATE TRANSFER TAX LAW

12.9.10
Date



Buyer, Seller or Representative

After Recording Return To:
Timios Inc.
5716 Corsa Ave., #102
West Lake Village, CA 91362

Sent tax Statements to:
Federal National Mortgage Association
PO Box 650043
Dallas, TX 75265-0043

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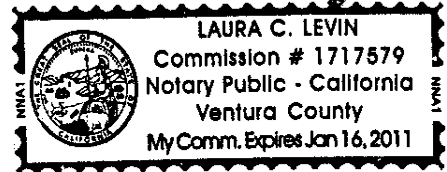
STATEMENT BY GRANTOR AND GRANTEE

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 12-10-10, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 10 day of December, 2010.
Notary Public [Handwritten Signature]

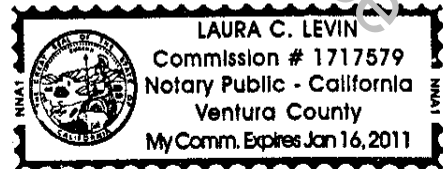


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12-10-10, 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 10 day of December, 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.)