

# UNOFFICIAL COPY



Record & Return to:  
**Codilis & Associates, P.C.**  
**15W030 North Frontage Road**  
**Suite 100**  
**Burr Ridge, IL 60527**  
11-02854

Doc#: 1125545040 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2011 01:33 PM Pg: 1 of 4

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**Above space for Recorder's Use Only**

**WARRANTY DEED IN LIEU OF FORECLOSURE**  
**PURSUANT TO SECTION 735 ILCS 5/15 1401**

KNOW ALL MEN BY THESE PRESENTS, that

**Vashawn L. Hyler, unmarried**

the GRANTOR(S) 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 **Federal National Mortgage Association**, the GRANTEE, his successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

UNIT D OF BUILDING 13 IN FAIRWAY MEADOWS CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 1 IN FAIRWAY MEADOWS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1995 AS DOCUMENT 95071188: WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95210229 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 24-25-209-010-1020

Commonly Known As: 12221 Fairway Circle Unit #13D  
Blue Island, IL 60406

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

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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.

WITNESS the HAND and SEAL of the GRANTORS on this 29 day of August, 2011.

X Vashawn L. Hyler (SEAL)  
**Vashawn L. Hyler**

STATE OF ILLINOIS |  
COUNTY OF Cook | SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

**Vashawn L. Hyler, unmarried**

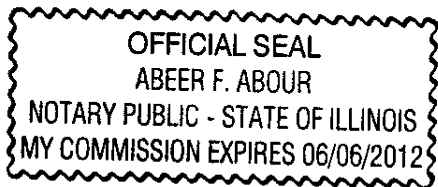
personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 29<sup>th</sup> day of August, 2011.

[Signature]  
Notary Public

My Commission Expires:

SEAL



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ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal National Mortgage Association  
Attn: Peter Poidmani  
One South Wacker Dr., Suite 1400  
Chicago, IL 60606  
Phone 312-368-6200

24-25-209-010-1020

THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
Our File No. 14-11-02854

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law  
(35 ILCS 200/31-45).

8/31/11  
DATE

*Colleen Egan*  
AGENT

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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 August 31, 20 11

Signature: Allen Eaton

Grantor or Agent

Subscribed and sworn to before me

By the said Allen Eaton

This 31 day of August, 20 11

Notary Public Sarah Muhm



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 August 31, 20 11

Signature: Allen Eaton

Grantee or Agent

Subscribed and sworn to before me

By the said Allen Eaton

This 31 day of August, 20 11

Notary Public Sarah Muhm



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.)