

# UNOFFICIAL COPY



Doc#: 1125631041 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2011 12:49 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

**David Szarzak a/k/a David M. Szarzak and Teri Szarzak a/k/a Theresa Szarzak, divorced and neither since remarried**

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:

LOT 34 IN BLOCK 3 IN BRANIGAR'S CUMBERLAND TERRACE, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT 804435.

Tax Parcel Number: 09-18-209-003

Commonly Known As: 285 S. Wolf Road  
Des Plaines, IL 60016

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

S. Brown 8/31/11  
City of Des Plaines

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

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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 31 day of August, 2011.

X D. Szarzak (SEAL)  
David Szarzak a/k/a David M. Szarzak

X Theresa Szarzak (SEAL)  
formally known as Theresa Szarzak  
Teri Szarzak a/k/a Theresa Szarzak

STATE OF ILLINOIS  
COUNTY OF Cook

SS.

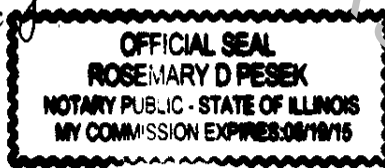
I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

**David Szarzak a/k/a David M. Szarzak and Teri Szarzak a/k/a Theresa Szarzak, divorced and neither since remarried**

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 31st day of Aug, 2011.

Rosemary D. Pesek  
Notary Public



My Commission Expires:

SEAL

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal National Mortgage Association  
Attn: James Tiegen  
One South Wacker Dr., Suite 1400  
Chicago, IL 60606  
1-312-368-6200

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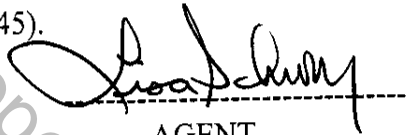
THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
Our File No. 14-11-11062

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law  
(35 ILCS 260/31-45).

9-12-11

DATE



AGENT

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 12, 2011

Signature: *Lisa Schury*  
Grantor or Agent

Subscribed and sworn to before me  
By the said *Lisa Schury*  
This 12 day of September, 2011.  
Notary Public *Laura Kelly*



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 12, 2011

Signature: *Lisa Schury*  
Grantee or Agent

Subscribed and sworn to before me  
By the said *Lisa Schury*  
This 12 day of September, 2011.  
Notary Public *Laura Kelly*



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.)