

# UNOFFICIAL COPY



Doc#: 1128529022 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/12/2011 11:52 AM Pg: 1 of 5

## DEED IN LIEU OF FORECLOSURE

**GRANTOR**, ELODIO VASQUEZ, an unmarried man (herein, "Grantor"), whose address is 1230 N. Artesian Avenue, Chicago, IL 60622, 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 3900 Wisconsin Ave., NW, Washington DC 20016, 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: 1230 N. Artesian Avenue,  
Chicago, IL 60622

Permanent Index Number: 16-01-228-025-0000

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:

SANDRA KAZEBEER  
FIRST TITLE & ESCROW, INC.  
4870 SADLER ROAD  
SUITE 300  
GLEN ALLEN, VA 23060

### Send subsequent tax bills to:

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
3900 Wisconsin Ave., NW  
Washington, DC 20016

### This instrument prepared by:

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

S ✓  
P 5  
S N  
SC N  
INT ✓

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To have and to hold said premises forever.

Dated this 19 day of July, 2011.

GRANTOR

Elodio Vasquez  
Elodio Vasquez

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on July 19<sup>th</sup> 2011, by Elodio Vasquez.

[Affix Notary Seal]

Notary signature: N. Navarro

Printed name: Natalie Navarro

My commission expires: July 19, 2014



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.

REAL ESTATE TRANSFER		10/12/2011
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
16-01-228-028-0000   20110901601581   9QD4RG		

REAL ESTATE TRANSFER		10/12/2011
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
16-01-228-028-0000   20110901601581   XF1QZ0		

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## EXHIBIT A

[Legal Description]

LOT 11 IN BLOCK 7 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 1 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

This property is NOT the homestead real property of grantor.

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**EXHIBIT B**

[Description of Security Interest(s)]

0832926109

That certain mortgage recorded on 11-25-2008, in Book \_\_\_\_\_, Page \_\_\_\_\_,  
Official Records of Cook County, Illinois.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: July 19, 2011

Signature: Eledio VAZO UFEZ  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 19 day of July, 2011.

Notary Public [Signature]



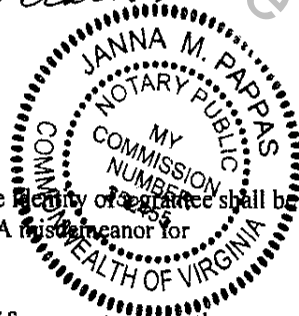
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 7-20-11

Signature: Sandra Kazbeier  
Grantee or Agent First Title + Escrow  
Agent for Federal  
National Mortgage  
Association

Subscribed and sworn to before me by the said Sandra Kazbeier this 20 day of July, 2011.

Notary Public Janna M Pappas  
Commission exp 5/31/12



NOTE: Any person who knowingly submits a false statement concerning the identity 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)