

# UNOFFICIAL COPY



Doc#: 1221310154 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/31/2012 04:10 PM Pg: 1 of 6

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN THESE PRESENTS, that OCTAVIO LOPEZ, a single person, the GRANTOR(S) for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in consideration of the full cancellation and satisfaction of the mortgage indebtedness in favor of Federal National Mortgage Association, does give, grant, bargain, sell and convey to Federal National Mortgage Association, the GRANTEE, its successors and assigns, all the following described premises situated in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

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 GRANTOR(S) does 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 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 GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not homestead property as to the grantor.

The acceptance and recording of this deed is expressly subject to and contingent upon JPMorgan Chase Bank, N.A. being satisfied with the condition of title.

City of Chicago  
Dept. of Finance  
625076



Real Estate  
Transfer  
Stamp

\$0.00

7/31/2012 10:34

dr00111

Batch 5,068,303

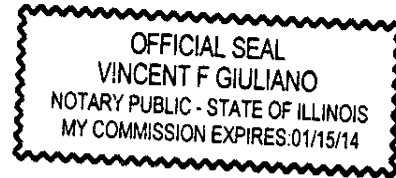
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STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, VINCENT F. GIULIANO, a Notary Public in and for the County and State aforesaid, do hereby certify that OCTAVIO LOPEZ, a single person, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument as a free and voluntary act for the uses and purposes therein set forth with full knowledge of the ramifications of the execution of this deed, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 22<sup>nd</sup> day of MAY, 2012

Vincent F. Giuliano  
Notary Public



My commission expires: \_\_\_\_\_  
(SEAL)

Send Tax Bill to:  
ADDRESS OF GRANTEE:  
Federal National Mortgage Association  
3415 Vision Drive  
Columbus, Ohio 43219

Address of Property:  
5314 South Kenneth Avenue  
Unit 201  
Chicago, IL 60632

MAIL TO:  
Fisher and Shapiro, LLC  
Attorneys for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847)291-1717

This instrument was drafted by:  
Fisher and Shapiro, LLC  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015

Contact for Grantee:  
William L. Becker  
3415 Vision Drive, Columbus, OH 43219  
614-422-2440

Deposit in Recorder's Box #254

EXEMPT 35 ILCS 200/31-45 (M)  
DATE

Case file no: 11-051497

REPRESENTATIVE

NO

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## Exhibit A

Information required by 735 ILCS 5/15-1509.5

Name of Grantee: Federal National Mortgage Association  
Address of Grantee: 3415 Vision Drive, Columbus, OH 43219  
Telephone Number: 614-422-2440

Name of Contact Person for Grantee: William L. Becker  
Address of Contact Person for Grantee: 3415 Vision Drive, Columbus, OH 43219  
Contact Person Telephone Number: 614-422-2440

## LEGAL DESCRIPTION

UNIT NUMBER 201 IN MIDWAY 5314 S. KENNETH AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 24.00 FEET OF THE NORTH 48.00 FEET OF THE EAST 126.02 FEET OF THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: THAT PART OF LOT 5 IN BLOCK 17 IN W.F. KAISER AND COMPANY'S ARDALE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD RIGHT OF WAY); ALSO PART OF LOT 23 IN PAIGE AND PIERCE SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 03 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT, SAID LINE ALSO BEING THE WEST LINE OF SOUTH KENNETH AVENUE, A DISTANCE OF 24.00 FEET POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 53 SECONDS WEST, ALONG SAID EAST LINE OF TRACT, A DISTANCE OF 24.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 126.02 FEET; THENCE NORTH 00 DEGREES 03

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MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 24.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 126.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 25, 2007 AS DOCUMENT NUMBER 0717615031; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 5314 South Kenneth Avenue, Unit 201, Chicago, IL 60632

Permanent Index No.: 19-10-324-093-1002

Property of Cook County Clerk's Office

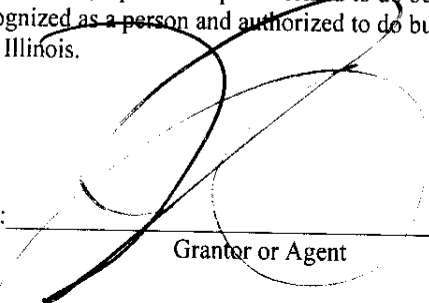
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 and hold title to real estate under the laws of the State of Illinois.

Date: July 31, 2012

Signature: \_\_\_\_\_

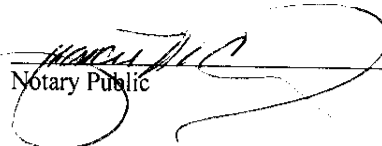


Grantor or Agent

SUBSCRIBED and SWORN to before me on .



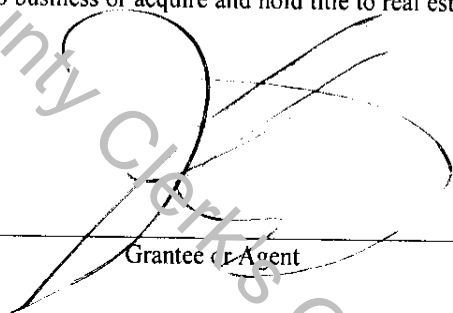
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Date: July 31, 2012

Signature: \_\_\_\_\_

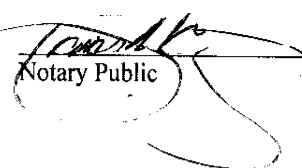


Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Notary Public



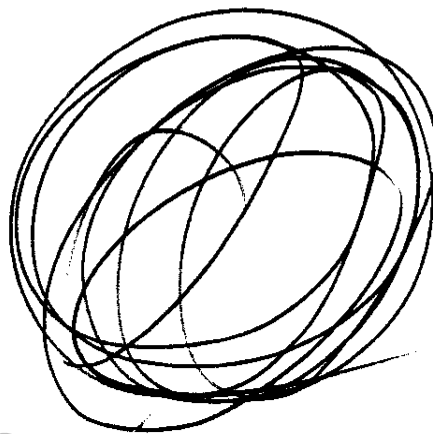
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[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 Act.]

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WITNESS the HAND and SEAL of the GRANTOR(S) on this 22<sup>nd</sup> day of MAY, 2012

*Octavio Lopez* (SEAL)  
OCTAVIO LOPEZ



Property of Cook County Clerk's Office