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Doc#: 1222313077 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2012 02:06 PM Pg: 1 of 5

Above space for Recorder's Use Only

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

KNOW ALL MEN BY THESE PRESENTS, that

Brett McNeil, a/k/a Brett L. McNeil, a single man and Melissa Roser, a/k/a Melissa L. Roser, a single woman

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 47 (EXCEPT THE NORTH 1 5/8 INCHES THEREOF) IN BLOCK 15 IN THE SUBDIVISION OF BLOCK 4, THE NORTH 188.95 FEET OF THE EAST 197.10 FEET OF BLOCK 5, BLOCK 6 AND THE SOUTHWEST 1/4 OF BLOCK 7, BLOCKS 8 AND 15 AND BLOCK 18 (EXCEPT THE WEST 50 FEET OF THE SOUTH 125 FEET THEREOF), ALL IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THAT PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING EAST OF THE CENTER OF DES PLAINES AVENUE, IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Tax Parcel Number: 15-13-416-046

Commonly Known As: 1002 Lathrop Avenue
Forest Park, IL 60130

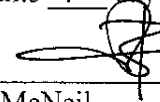
VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **4316**
MD **8/8/12**
Approved/Date
EXEMPT

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 19th day of January, 2012.

X  (SEAL)
Brett McNeil

XXXXXXXXXXSee Next PageXXXXXXXXXX
Melissa Roser

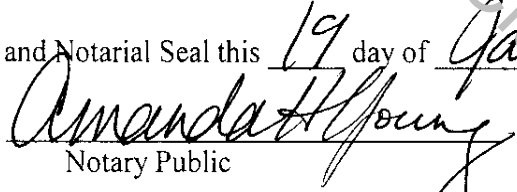
STATE OF ILLINOIS |
COUNTY OF Cook | SS.

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

Brett McNeil, a/k/a Brett L. McNeil, a single man and Melissa Roser, a/k/a Melissa L. Roser, a single woman

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 19 day of Jan, 2012.


Notary Public

My Commission Expires:

SEAL

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:



Federal National Mortgage Association
One South Wacker Drive, Suite #1400
Chicago, IL 60606
Attn: James Tiegen
(312) 368-6200

15-13-416-046

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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 17 day of January, 2012.

XXXXXXXXXXSee Previous PageXXXXXXXXXX
Brett McNeil

X Melissa Roser (SEAL)
Melissa Roser

~~MASSACHUSETTS~~
STATE OF ~~ILLINOIS~~
HAMPSHIRE | SS.
COUNTY OF ~~Cook~~

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

Brett McNeil, a/k/a Brett L. McNeil, a single man and Melissa Roser, a/k/a Melissa L. Roser, a single woman

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 17th day of January, 2012

Rebecca A. Howcroft
Notary Public

My Commission Expires:
SEAL
Rebecca A. Howcroft
Notary Public
My Commission Expires
November 3, 2017

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal National Mortgage Association
One South Wacker Drive, Suite #1400
Chicago, IL 60606
Attn: James Tiegen
(312) 368-6200

15-13-416-046

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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. 14-11-22005

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

8-7-12

DATE


AGENT

Property of Cook County Clerk's Office

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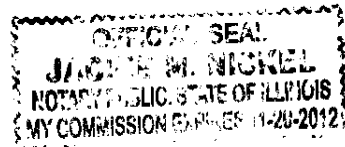
STATEMENT BY GRANTOR AND GRANTEE

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 AUG 07 2012 , 20

Signature: *Lisa Deary*
Grantor or Agent

Subscribed and sworn to before me
By the said *Lisa Deary*
This , day of AUG 07 2012 , 20 .
Notary Public *[Signature]*

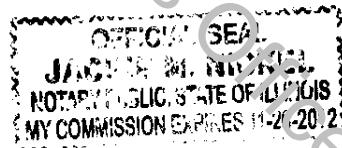


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 AUG 07 2012 , 20

Signature: *Lisa Deary*
Grantee or Agent

Subscribed and sworn to before me
By the said *Lisa Deary*
This , day of AUG 07 2012 , 20 .
Notary Public *[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.)