

# UNOFFICIAL COPY

3/4  
1st AMERICAN TITLE order # 2341148



Doc#: 1226326296 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2012 02:42 PM Pg: 1 of 5

THIS DOCUMENT PREPARED BY:  
PIERCE & ASSOCIATES  
1 North Dearborn  
Thirteenth Floor  
Chicago, Illinois 60602

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RETURN TO: BOX 178  
PA #0918189

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

BETTY J. BEEMAN;

the GRANTOR herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOT 38 IN PENSORN'S ADDITION TO PULLMAN, A SUBDIVISION OF LOT 1 IN BLOCK 1 AND THE WEST 590.85 FEET OF LOT 1 IN BLOCK 2 IN THE SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOTS 4 TO 8 IN THE ASSESSORS DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 10417 SOUTH WABASH AVENUE, CHICAGO, IL 60628

TAX NO: 25-15-111-007-0000

NOTE: THE PROPERTY IN QUESTION IS NOW VACANT, AND SHOULD NOT BE CONSTRUED AS BEING HOMESTEAD PROPERTY FOR THE GRANTOR OR THEIR SPOUSE, IF ANY.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTOR does covenant for their self, 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, its successors and assigns, against all lawful claims and demands whatsoever. Said GRANTOR hereby releases and waives 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 GRANTOR on this 19th day of April, 2012.

X Betty J. Beeman SIGNATURE  
BETTY J. BEEMAN

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER  
 CHICAGO  
 TOTAL: \$0.00  
 08/30/2012

REAL ESTATE TRANSFER  
 COOK  
 ILLINOIS  
 TOTAL: \$0.00  
 08/30/2012



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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK

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

BETTY J. BEEMAN;

the affiant, personally known to me to be the same person whose name is 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 seal this 19<sup>th</sup> day of April, 2012.

Betty Beeman  
Mohammed Usma  
Notary Public

SEAL

My Commission Expires: \_\_\_\_\_

"EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

8-28-12      Five Ave, no agent  
DATE    AGENT

Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of \_\_\_\_\_

as the subject conveyance is consideration under Ten Dollars (\$10.00).

\_\_\_\_\_  
DATE    AGENT

P&A #0918189

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 April 25, 2012

Signature: *Brandi Steele*  
Grantor or Agent

Subscribed and sworn to before me  
By the said BRANDI Steele  
This 25, day of April, 2012.  
Notary Public *Brandi Steele*



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 \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_.  
Notary Public \_\_\_\_\_

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.)

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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 April 25, 2012

Signature: *Brandi Steele*  
Grantor or Agent

Subscribed and sworn to before me

By the said Brandi Steele

This 25 day of April, 2012.

Notary Public *Brandi Steele*



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 28<sup>th</sup>, 2012

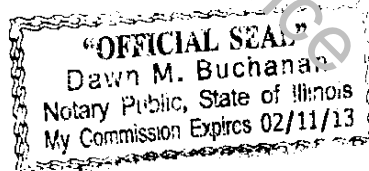
Signature: *Rose Niven*  
Grantee or Agent

Subscribed and sworn to before me

By the said Rose Niven

This 28<sup>th</sup> day of August, 2012.

Notary Public *Dawn M. Buchanan*



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.)

*(Handwritten mark)*