

UNOFFICIAL COPY



Doc#: 1228318004 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/09/2012 08:19 AM Pg: 1 of 5

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN THESE PRESENTS, that DAWN T. MANGIARULO, 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 Green Tree Servicing LLC being satisfied with the condition of title.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 16 OF THE BERWYN CITY
CODE SEC. 885.06 AS A REAL ESTATE
TRANSACTION.
DATE 9/28/12 BY [Signature]

UNOFFICIAL COPY

WITNESS the HAND and SEAL of the GRANTOR(S) on this 28 day of June, 2012

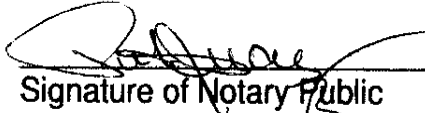
 _____ (SEAL)
DAWN T. MANGIARULO

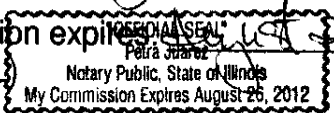
Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois
County of Lake

Signed or attested before me on 6/28/2012 by Patricia Juarez


Signature of Notary Public

My commission expires August 26, 2012


Send Tax Bill to:
ADDRESS OF GRANTEE:
Federal National Mortgage Association
7360 S. Kyrene Road
Kyrene Building
Tempe, Arizona 85283

Address of Property:
7142 32nd Street
Unit 2
Berwyn, IL 60402


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:
Bradley Johnson
7360 S. Kyrene Rd, Tempe, AZ 85283
480-333-6000

Deposit in Recorder's Box #254

Case file no: 12-059916

EXEMPT 35 ILCS 200/31-45 (L)
DATE
9-27-12
REPRESENTATIVE


UNOFFICIAL COPY

Exhibit A

Information required by 735 ILCS 5/15-1509.5

Name of Grantee: Federal National Mortgage Association
Address of Grantee: 7360 S. Kyrene Rd, Tempe, AZ 85283
Telephone Number: 480-333-6000

Name of Contact Person for Grantee: Bradley Johnson
Address of Contact Person for Grantee: 7360 S. Kyrene Rd, Tempe, AZ 85283
Contact Person Telephone Number: 480-333-6000

LEGAL DESCRIPTION

UNIT 7142-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PROSKA PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0810122020, IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7142 32nd Street, Unit 2, Berwyn, IL 60402

Permanent Index No.: 16-31-108-049-1009

UNOFFICIAL COPY

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

Dated August 2, 2012

Nawasha Jackson

Signature: Nawasha Jackson
Grantor or Agent

Subscribed and sworn to before me:
By the said Agent
This 2 day of August, 2012
Notary Public George D. [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 August 2, 2012

Nawasha Jackson

Signature: Nawasha Jackson
Grantee or Agent

Subscribed and sworn to before me:
By the said Agent
This 2 day of August, 2012
Notary Public George D. [Signature]

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)