

# UNOFFICIAL COPY



Doc#: 1228510080 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/11/2012 01:55 PM Pg: 1 of 5

Record & Return to:  
Codilis & Associates, P.C.  
15W030 North Frontage Road  
Suite 100  
Burr Ridge, IL 60527  
11-11855

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Above space for Recorder's Use Only

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

KNOW ALL MEN BY THESE PRESENTS, that

**Matthew Thompson and Anita G. Thompson, both unmarried persons**

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, its successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COOK COUNTY, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS UNIT 22A1-1 IN OAKWOOD HILLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN "FINAL PLAT" OAKWOOD HILLS UNIT 1, BEING A SUBDIVISION OF PART OF THE S 1/2 OF SECTION 18, AND PART OF THE N 1/2 OF SECTION 19, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 26, 1993 AS DOCUMENT 93756478 AMENDING THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 26, 1993 AS DOCUMENT 93401383, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 06-19-210-020-1209

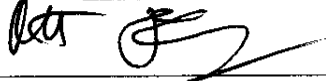
Commonly Known As: 1003 Radclyffe Court Unit A  
Elgin, IL 60120



# UNOFFICIAL COPY

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 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 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 18 day of Aug, 2012.

X  (SEAL)  
Matthew Thompson

X \_\_\_\_\_ (SEAL)  
XXXXXXXXX SEE NEXT PAGE XXXXXXXXXXXX

STATE OF ILLINOIS

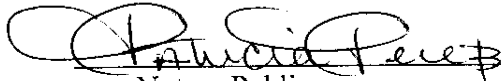
COPY  
COUNTY OF COOK Kane | SS.

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

**Matthew Thompson**

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 18<sup>th</sup> day of August, 2012.

  
Notary Public

My Commission Expires: March 13, 2016

SEAL



# UNOFFICIAL COPY

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 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 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 18 day of Aug, 2012

X \_\_\_\_\_ (SEAL)  
xxxxxxx SEE PREVIOUS PAGE xxxxxxx

X Anita G. Thompson (SEAL)  
Anita G. Thompson

STATE OF ILLINOIS

COUNTY OF ~~Cook~~ Kane | ss.

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

**Anita G. Thompson**

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 18<sup>th</sup> day of August, 2012

Patricia Perez  
Notary Public

My Commission Expires: March 13, 2016

SEAL



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ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal National Mortgage Association  
Attn: Peter Poidmani  
One South Wacker Drive, suite 1400  
Chicago IL 60606 (312) 368-6200

06-19-210-020-1209

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. 14-11-11855

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

8-28-2022

DATE

*Aina Guadagnoli*

AGENT

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

File # 14-11-11855

## 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 October 9, 2012

Signature: *[Handwritten Signature]*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Gina Giacomini  
Date 10/9/2012  
Notary Public *[Handwritten 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.

Dated October 9, 2012

Signature: *[Handwritten Signature]*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Gina Giacomini  
Date 10/9/2012  
Notary Public *[Handwritten 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.)