

# UNOFFICIAL COPY

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



Doc#: 1232610140 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/21/2012 02:54 PM Pg: 1 of 3

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
Federal National Mortgage Association  
1 South Wacker Dr. Ste. 1400  
Chicago, IL 60606  
(312) 368-6200 Attn: James Tegen  
RETURN TO: Melissa Land  
PA #1038748

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

JUAN PENA AND EULALIA GARCIA, A MARRIED COUPLE;

the GRANTORS 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, his successors and assigns, all of the following described premises situated in the County of KANE, State of Illinois, to-wit:

LOT 26 OF SEARS ADDITION TO ELGIN, IN THE CITY OF ELGIN,  
KANE COUNTY, ILLINOIS.

Commonly known as: 555 NORTH CRYSTAL STREET, ELGIN IL 60123

TAX NO: 06-11-379-002

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 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 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.

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WITNESS the HAND and SEAL of the GRANTORS on this 17<sup>th</sup> day of September, 2012.

X Juan M. Pena (Signature)  
JUAN PENA

X Eulalia Garcia (Signature)  
EULALIA GARCIA

STATE OF ILLINOIS

SS.

COUNTY OF KANE

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

JUAN PENA AND EULALIA GARCIA;

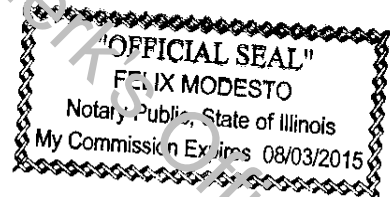
the affiant(s), personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 17<sup>th</sup> day of September, 2012.

Felix Modesto  
Notary Public

SEAL

My Commission Expires: 8/03/2015



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

11/7/12      [Signature]  
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 #1038748



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

Dated November 20<sup>th</sup> 2012 Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID  
THIS 20<sup>th</sup> DAY OF November  
2012.

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

Date November 20<sup>th</sup> 2012 Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID  
THIS 20<sup>th</sup> DAY OF November  
2012.

NOTARY PUBLIC [Signature]

Note: Any person who knowingly submits a false statement concerning the identify 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.]