

# UNOFFICIAL COPY



Doc#: 1234229049 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2012 11:29 AM 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:

*Federal National Mortgage Association*  
*1 South Wacker Dr. Skidoo*

*Chicago, IL 60602*

*(612) 368-1220 ext. James T. Ryan*

RETURN TO: *Melissa Land*

PA #1037545

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

MARTHA L. CASAS

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:

Commonly known as: 2323 WEST PERSHING ROAD UNIT 111, CHICAGO, IL 60609

TAX NO: 20-06-100-123-1010 & 20-06-100-123-1234

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.

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WITNESS the HAND and SEAL of the GRANTOR on this 18 day of October, 2012.

X [Signature]  
MARTHA L. CASAS

STATE OF ILLINOIS

) SS.

COUNTY OF ~~COOK~~ Kane

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

MARTHA L. CASAS

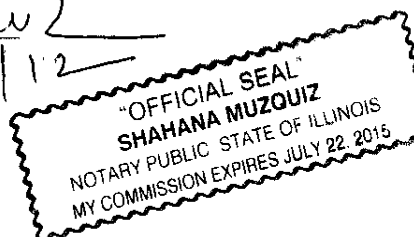
the affiant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including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

Given under my hand and Notarial Seal this 18<sup>th</sup> day of October, 2012

SEAL

[Signature]  
Notary Public 10/18/12

My Commission Expires: July 22, 2015



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

11/20/12      [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 #1037545

City of Chicago  
Dept. of Finance  
632166  
11/14/2012 14:15  
dr00193



Real Estate  
Transfer  
Stamp  
\$0.00  
Batch 5,541,325

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## EXHIBIT A

Units 111 and Parking Space PS-71 in McKinley Park Lofts Condominium, as delineated on the plat of survey for McKinley Park Lofts Condominium, which plat of survey is part of the following described parcel of real estate:

## Parcel 1:

That part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at a point on the South line of West Pershing Road (a public street), said South line being a line 33 feet South of and parallel to the North line of said Northwest 1/4; which point is 225 feet East of the West line of said Northwest 1/4; and running thence East along said South line of West Pershing Road a distance of 343.24 feet more or less to a point 2096.39 feet West of the East line of said Northwest 1/4 and running thence South along a line which is perpendicular to said South line of West Pershing Road, a distance of 211 feet; thence West along a line parallel to said South line of West Pershing Road, a distance of 238.05 feet, more or less, to its intersection with the arc of a circle having a radius of 760 feet and convex Southwesterly, said arc of a circle having its Southeastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Northwesterly along said arc of 760 foot radius a distance of 50.33 feet more or less to its hereinbefore described North Western terminus; thence Northwesterly along a straight line, a distance of 185.51 feet more or less to the point of beginning, in Cook County, Illinois.

## Parcel 2:

That part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of a line 211 feet South of and parallel with the South line of West Pershing Road (said South street line being a line 33 feet South of and parallel with the North line of said Northwest 1/4) with a line that is drawn perpendicular to said South line of West Pershing Road from a point thereon which is 2096.39 feet West of the East line of said Northwest 1/4; and running thence South along said perpendicular line, a distance of 246.84 feet to its intersection with the arc of a circle having a radius of 760 feet and convex Southwesterly; said arc of a circle having its South Eastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Northwesterly along said arc of 760 feet radius a distance of 34.01 feet to its intersection with said line 211 feet South of and parallel with said South line of West Pershing Road and thence East along said parallel line a distance of 238.05 feet to the point of beginning, in Cook County, Illinois.

## Parcel 3:

A private street known as South Oakley Avenue located within the Northwest 1/4 of Section 6, Township 38 North, Range 14 East of the Third Principal Meridian, more concisely described as follows: Beginning at a point on the South line of West Pershing Road (a public street), said South line being a line 33 feet South of and parallel to the North line of said Northwest 1/4 which point is 2096.39 feet West of the East line of said Northwest 1/4; thence South along a line perpendicular to said South line of West Pershing Road a distance of 457.84 feet to its intersection with the arc of a circle convex Southwesterly and having a radius of 760.0 feet, said arc having its Southeastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Southeasterly along last described arc to its intersection with a line drawn perpendicular to said South line of West Pershing Road and 2046.39 feet West of the East line of said Northwest 1/4, said point of intersection being 487.65 feet South of the South line of West Pershing Road; thence North along said line perpendicular to said West Pershing Road a distance of 487.65 feet to its intersection with the South line of Pershing Road; thence West 50 feet along the South line of West Pershing Road to the point of beginning, in Cook County, Illinois.

**UNOFFICIAL COPY****EXHIBIT A****Parcel 4:**

That part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning on the South line of West Pershing Road, (a public street) said South line being a line 33 feet South from and parallel with the North line of said Northwest 1/4, at a point which is 225.0 feet East from the West line of said Northwest 1/4 of Section 6; and running thence Southeastwardly along a straight line, (which if extended will pass through a point which is 200 feet South from the North line and 305 feet East from the West line of said Northwest 1/4) a distance of 619.69 feet to the point of intersection of said straight line with a line which is 140.75 feet, measured perpendicular, South from and parallel with said North line of the Northwest 1/4 of Section 6; thence West along said last described parallel line, a distance of 76.62 feet to an intersection with the East line of South Western Avenue Boulevard; thence North along said East line of South Western Avenue Boulevard, (said East line being 200 feet East from and parallel with the West line of said Section 6) a distance of 107.75 feet to an intersection with said South line of West Pershing Road as hereinbefore defined; and thence East along said South line of West Pershing Road, a distance of 25.00 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit A to the Declaration of Condominium recorded August 2, 2006 as document number 0621418044, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

The mortgagor also hereby grants to the mortgage, its successors and assigns, as right and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium.

This mortgage is subject to all rights, easements and covenants, provisions, and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated in length herein.

PIN: 20-06-100-042; 20-06-100-046; 20-06-100-051; 20-06-100-052; 20-06-100-053; 20-06-100-095.

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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.]