

UNOFFICIAL COPY



Doc#: 1236222065 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2012 11:27 AM Pg: 1 of 3

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

ADDRESS OF GRANTEE

& SUBSEQUENT TAX BILLS TO:

Federal National Mtg. Association
1501 N. Wacker Drive
Chicago, IL 60606
(312) 368-6200 Attn: James Tegen
RETURN TO: *Missy Lind*
PA #1222643

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

JAMES BRENNAN and LIZARA BRENNAN,

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

LOT 39 IN INDIAN HILL GARDENS FIRST ADDITION, BEING A SUBDIVISION OF THE EASTERLY RIGHTOF WAY OF THE CALUMET EXPRESSWAY, OF THE NORTH 12 ACRES OF THE NORTHWEST 1/4 OF THENORTHWEST 1/4 OF SECTION 36 AND ALSO OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, ALL INTOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THEPLAT THEREOF RECORDED APRIL 30, 1956 AS DOCUMENT NUMBER 16564130 IN COOK COUNTY, ILLINOIS.

Commonly known as: 1709 223RD ST, SAUK VILLAGE, IL 60411

TAX NO: 32-25-306-009-0000

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 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 23rd day of November, 2012.

X James Brennan
 JAMES BRENNAN

X LaZara Brennan
 LAZARA BRENNAN

STATE OF ILLINOIS
 COUNTY OF COOK

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

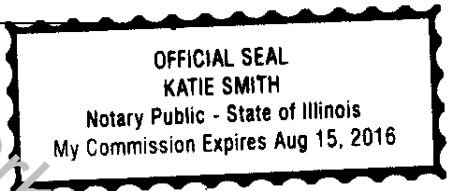
JAMES BRENNAN and LAZARA BRENNAN,

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 23rd day of November, 2012.

SEAL _____
 Notary Public

My Commission Expires: Aug 15, 2016.



"EXEMPT UNDER PROVISION OF PARAGRAPH B,
 SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."
12/20/12 [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

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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 December 20th 2012

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID _____
THIS 20th DAY OF December
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 and hold title to real estate under the laws of the State of Illinois.

Date December 20th 2012

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID _____
THIS 20th DAY OF December
2012.

NOTARY PUBLIC [Handwritten 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.]