

UNOFFICIAL COPY

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



Doc#: 1305834088 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2013 01:38 PM Pg: 1 of 4

ADDRESS OF GRANTOR

& SUBSEQUENT TAX BILLS TO:

*Federal National Mortgage Association
1111 North Dearborn St. Ste. 100
Chicago, Illinois 60610*
RETURN TO: *Melissa L. Hill*
PA #1220076

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

THREESA TANNER;

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:

PARCEL 1: UNIT 1N IN 7530-32 SOUTH PHILLIPS CONDOMINIUM AS
DELINEATED UPON THE PLAT OF SURVEY OF THE REAL ESTATE
DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH
SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST
1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON
ELEMENT DESIGNATED GARAGE L.C.E. G1 ON THE PLAT OF SURVEY
ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF
COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 00213023.

Commonly known as: 7530 S PHILLIPS AVE APT 1N, CHICAGO, IL 60649

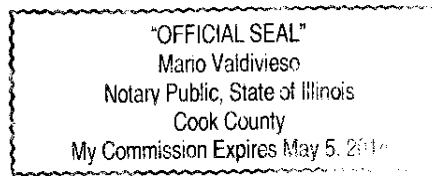
TAX NO: 21-30-300-033-1001

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, their 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, their 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 17 day of Dec., 2012

X. Theresa Tanner-Aaron
THERESA TANNER



STATE OF ILLINOIS

) SS.

COUNTY OF COOK

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

THERESA TANNER;

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 17 day of December, 2012.

SEAL

Mario Valdivieso
Notary Public

My Commission Expires: 05/05/2014

"EXEMPT UNDER PROVISION OF PARAGRAPH 2,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

12/17/12 Mario Valdivieso
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 #1220076

City of Chicago
Dept. of Finance
836756



Real Estate
Transfer
Tax

\$0.00

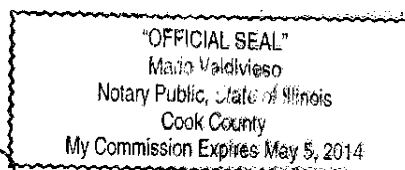
Grantor's Fee

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 12/17/12Signature Theresa Jannet Aaron
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 17 DAY OF December
20 12

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 DEC 31 2012Signature Amanda Hubbard
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS _____ DAY OF _____
20 _____

Amanda Hubbard, Assistant Vice President
Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP,
FKA Countrywide Home Loans Servicing, LP
As Attorney In Fact

NOTARY PUBLIC _____

See Attached JURAT

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.

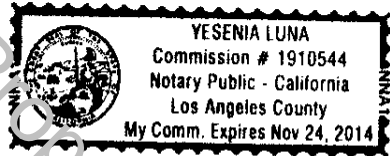
[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 31st
day of December, 2012, by Amanda Hubbard

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read 'Amanda Hubbard', written over a horizontal line.

Warranty Deed in favor of TOL
Statement of Grantor and Grantee

Property of Cook County Clerk's Office