



Doc#: 1308031072 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 02:45 PM Pg: 1 of 4

THIS DOCUMENT PREPARED BY:
PIERCE & ASSOCIATES
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602
Email: <mailto:pleadings@atty-pierce.com>

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:
Federal National Mortgage Association
1 South Wacker Dr.
(Chicago, Illinois)
(312) 308-6200 Attn: James Treger
RETURN TO:
PA #0918322

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

JAIME R. ROMAN AND XOXHITL ROMAN;

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:

PARCEL 1: PROPOSED UNIT NUMBER 3 IN THE 2324 SOUTH OAKLEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 IN CHILD'S SUBDIVISION OF BLOCK 3 OF LAUGHTON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0619831073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0619831073.

Commonly known as: 2324 SOUTH OAKLEY AVENUE UNIT 3, CHICAGO, IL 60608

TAX NO: 17-30-108-047-1003

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

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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.

WITNESS the HAND and SEAL of the GRANTORS on this 14 day of January, 2013.

X *Jaime Roman*
JAIME R. ROMAN

X *Xochitl Roman*
XOCHITL ROMAN

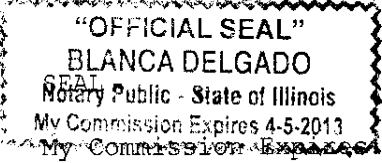
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

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

JAIME R. ROMAN AND XOCHITL ROMAN;

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 14 day of January, 2013.



Blanca Delgado
Notary Public

04.05.2013

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

3/15/13 *[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 #0918322

City of Chicago
Dept. of Finance
638429



Real Estate
Transfer
Stamp

3/5/2013 14:19
dr00193

\$0.00

Batch 6,013,728

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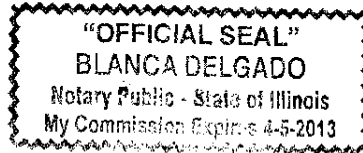
STATEMENT BY GRANTOR AND GRANTEE

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 2/11/13

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Saima Roman
THIS 14 DAY OF January
20 13.



NOTARY PUBLIC Blanca Delgado

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 FEB 06 2013

Signature [Signature]
Grantee or Agent

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

**Tiffany Block, Assistant Vice President
Bank of America, N.A., successor merger to
BAC Home Loans Servicing, LP,
FKA Countrywide Home Loans Servicing, LP
As Attorney in Fact**

NOTARY PUBLIC _____

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.

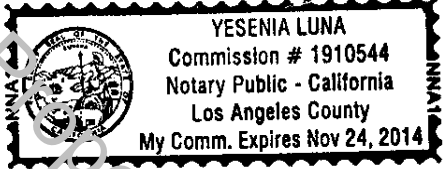
[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 6th
day of February, 2013, by Tiffany Block -----

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 be "Y. Luna", written over a horizontal line.

Statement of Grantor and Grantee — 0131

Property of Cook County Clerk's Office