

UNOFFICIAL COPY

Record & Return to:
CODILIS & ASSOCIATES, P.C.
15W030 North Frontage Road
Burr Ridge, Illinois 60527

11-42624



Doc#: 1308522054 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2013 01:18 PM Pg: 1 of 4

Above space for Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE
PURSUANT TO SECTION 735 ILCS 5/15 1401

KNOW ALL MEN BY THESE PRESENTS, that **Kenneth Eberhardt and Christina Eberhardt as husband and wife** the GRANTOR(S) herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do 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:

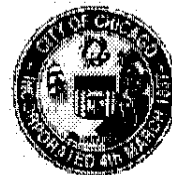
UNIT 6940-1 IN 6940 S. DORCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF LOTS 38 AND 39 IN BLOCK 2 IN SCAMMON AND DICKEY'S SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD (EXCEPT 1 ACRE IN THE NORTHEAST PART THEREOF) RECORDED JUNE 17, 1873 AS DOCUMENT 109423, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2004 AS DOCUMENT NUMBER 0412534002 AND RE-RECORDED JULY 30, 2004 AS DOCUMENT NUMBER 0421218031, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1 LIMITED COMMON ELEMENTS.

Tax Parcel Number: 20-23-412-076-1004
(20-23-412-074-1004 underlying pin)

City of Chicago
Dept. of Finance
639846



Real Estate
Transfer
Stamp

\$0.00

3/26/2013 12:52

DR43142

Batch 6,115,492

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Commonly Known As: 6940 S. Dorchester Avenue Unit #1
Chicago, IL 60637

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his 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 release and waive 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 21 day of February, 2013.

X [Signature] (SEAL)

Kenneth Eberhardt

X [Signature] (SEAL)

Christina Eberhardt

STATE OF 61

COUNTY OF DeKalb

SS.

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

Kenneth Eberhardt and Christina Eberhardt as husband and wife

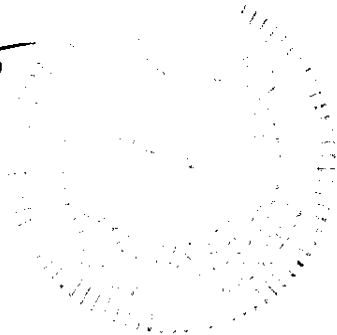
personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including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

Given under my hand and Notarial Seal this 21 day of Feb, 2013.

[Signature]
Notary Public

My Commission Expires: 6-4-15

SEAL



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ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal National Mortgage Association
Attn: Peter Poidmani
One South Wacker Drive, Suite 1400
Chicago, IL 60606
312-368-6200

20-23-412-076-1004
(20-23-412-074-1004 underlying pin)

THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Our File No. 14-11-42624

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law
(35 ILCS 200/31-45).

2-25-23

DATE

Gina Guacomin

AGENT

Property of Cook County Clerk's Office

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File # 14-11-42624

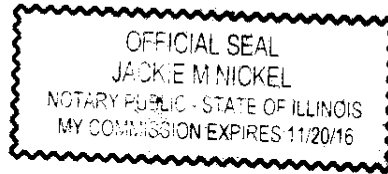
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 February 25, 2013

Signature: *Gina Giacomini*
Grantor or Agent

Subscribed and sworn to before me
By the said Gina Giacomini
Date 2/25/2013
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 title to real estate under the laws of the State of Illinois.

Dated February 25, 2013

Signature: *Gina Giacomini*
Grantee or Agent

Subscribed and sworn to before me
By the said Gina Giacomini
Date 2/25/2013
Notary Public *[Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of 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.)