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13142340000

Doc#: 1314234000 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2013 08:08 AM Pg: 1 of 3

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN THESE PRESENTS, that PATRICIA A. ARVESEN, a single person, the GRANTOR(S), does give, grant, bargain, sell and convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, the GRANTEE, its successors and assigns, all the following described premises situated in the County of Cook, State of Illinois, to-wit:

UNIT 10330-B IN THE OAKWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 112 FEET OF THE SOUTH 345 FEET OF THE EAST 1/2 OF THE LOT 2 (EXCEPT THE EAST 33 FEET THEREOF) IN LONGWOOD ACRES BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96051884; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 10330 South Komensky Avenue, Unit 23, Oak Lawn, IL 60453
Permanent Index No.: 24-15-204-113-1008

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 GRANTOR(S) does 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, his successors and assigns, against all lawful claims and demands whatsoever. Said GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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This is not homestead property as to the grantor.

The acceptance and recording of this deed is expressly subject to and contingent upon Regions Mortgage being satisfied with the condition of title.

WITNESS the HAND and SEAL of the GRANTOR(S) on this 27 day of March, 2013

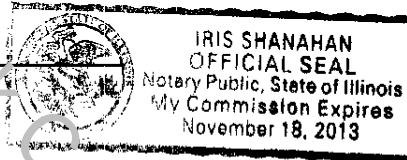
Patricia Arvesen (SEAL)
PATRICIA A. ARVESEN

State of Illinois
County of Cook

Signed or attested before me on March 27, 2013 by Patricia Arvesen

Iris Shanahan
Signature of Notary Public

My commission expires: _____
(SEAL)



Send Tax Bill to:
ADDRESS OF GRANTEE:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
7130 Goodlett Farms Parkway
A4W
Cordova, Tennessee 38016

Address of Property:
10330 South Komensky Avenue
Unit 2B
Oak Lawn, IL 60453

MAIL TO:
Fisher and Shapiro, LLC
Attorneys for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847)291-1717

This instrument was drafted by:
Fisher and Shapiro, LLC
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015

Name of Contact Person for Grantee: James Tiegen
Address of Contact Person for Grantee: One South Wacker
Dr., Suite 1400, Chicago, IL 60606
Contact Person Telephone Number: (312)-368-6200

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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 May 2, 2013

Signature: *Max Bat*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 2 day of May, 2013
Notary Public *[Signature]*

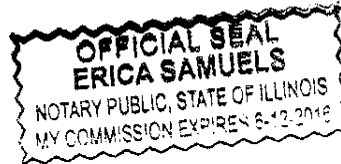


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date May 2, 2013

Signature: *Max Bat*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 2 day of May, 2013
Notary Public *[Signature]*



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 ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)