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PREPARED BY AND RETURN TO:

Hauselman, Rappin & Olswang, Ltd.
39 S. LaSalle Street, Suite 1105
Chicago, IL 60603



WARRANTY DEED

STATE OF _____
COUNTY _____

Doc#: 1322844105 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/16/2013 04:17 PM Pg: 1 of 5

KNOW ALL MEN BY THESE PRESENTS:

THAT NORA ANGELL, a named woman, (herein "Grantor"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to Grantor, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, and in further consideration of the cancellation and extinguishment of that certain Promissory Note (herein the "Note"), dated August 30, 2007, in the original principal amount of \$253,300.00 for the 1st mortgage and \$49,368.00 for the 2nd mortgage, executed and delivered by Grantor to Grantee, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose address is 14221 Dallas Pkwy, Ste 100, Dallas, TX 75254 (herein the "Grantee"), all of (i) the real property (the "Land") located in Cook County, Illinois, and more particularly described as follows:

UNIT NO. 551-2 IN THE 545-553 MELROSE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 AND THE EAST 12 INCHES OF LOT 3 IN HARNSTROM'S SUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8, 9 AND PART OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 27 AND 28 IN PINE GROVE, A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, 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 24473786, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Common Address: 551W W. Melrose Street, #2E2E, Chicago, IL 60657

Parcel Number: 14-21-314-050-1008

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together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights-of-way (herein called the "Rights and Appurtenances"); and together with (iii) all buildings, fixtures and other improvements located on the Land (herein called the "Improvements"); together with (iv) all personal property situated in, on or about the Land and any Improvements (herein called the "Personalty").

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns FOREVER; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject as aforesaid, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed the same as a foreclosure of the Liens and as an absolute conveyance to Grantee of all right, title and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or there to;

B. Notwithstanding the above cancellation and extinguishment of the Note and other provisions hereof, all of the liens and security interests (hereinafter collectively called the "Liens") that evidence or secure the payment of the Note, including, without implied limitation that certain Mortgage dated August 30, 2007, in favor of Federal National Mortgage Association, recorded September 10, 2007 as Documents 0725326212 and 0725326213, of the Official Records of Cook County, Illinois, are NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which Liens shall remain valid and continuous and in full force and effect, unless and until released by written instrument (the "Release") executed by Grantee, or its successors and assigns, and recorded in the Official Records of Cook County, Illinois, which Release may be made as, if and when Grantee, or its successors and assigns, shall determine in the exercise of its sole discretion;

C. Neither Grantor nor Grantee intend that there be, and there shall not in any event be, a merger of any of the Liens with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the Liens on one hand and title on the other be, and remain at all times SEPARATE and DISTINCT.

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interest of Grantee in the Property under the Liens and that for purposes of priority as between (i) intervening or inferior liens, claims or encumbrances on or against the Property, and (ii) the Liens, any and all rights of the Grantee to exercise its remedies of foreclosure by judicial foreclosure of any of the Liens or any other remedies are expressly

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preserved hereby and for purposes of limitations and any other applicable time bar defenses, the same are expressly extended as evidenced by this instrument; and

E. The priority of the Liens is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the Liens to any other liens or encumbrances whatsoever.

Current and 2012 ad valorem taxes on the Property are expressly assumed by Grantee.

THIS IS NOT HOMESTEAD PROPERTY.

EXECUTED this 31 day of July, 2013.

WITNESSES TO GRANTOR SIGNATURE:

[Signature]
(Signature)

Printed Name: Timothy Thekin

GRANTOR:

[Signature]
(Signature)

Printed Name: **NORA ANGELL**

EXEMPT UNDER PROVISIONS OF PARAGRAPH L
SECTION 4, REAL ESTATE TRANSFER TAX ACT

8/2/13
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

City of Chicago
Dept. of Finance
649704



Real Estate
Transfer
Stamp
\$0.00

Batch 6,912,707

8/12/2013 15:39
dr00764

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STATE OF Minnesota

COUNTY OF Hennepin

The forgoing instrument was acknowledged before me this 31 day of July, 2013, by NORA ANGELL, who is personally known to me, and who has acknowledged the execution of the foregoing instrument to be his free act and deed, and who has executed the foregoing instrument for the purposes and consideration therein expressed.



Taylor Britta Holm
NOTARY PUBLIC-STATE OF Minnesota

Notary's Name Printed:

Taylor Holm

My Commission Expires: 01/31/17

(NOTARY SEAL)

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors affirm that, to the best of their 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: Aug 7, 2013

[Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor or agent this 7 day of August, 2013.



[Signature]
Notary Public

The grantee or its 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.)

Dated: Aug 7, 2013

[Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee or agent this 7 day of Aug, 2013.



[Signature]
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)