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

Doc#: 1324246018 Fee: \$42.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/30/2013 02:53 PM Pg: 1 of 3

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:

Pierce & Associates
14930 Cicero Ave. Ste 2A
Dak Forest, IL 60452

RETURN TO:
PA #1305006

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

ADRIANA WOGNUM

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:

THE EAST 80 FEET OF THE WEST 380 FEET OF LOT "A" (MEASURED ALONG THE SOUTH LINE OF SAID LOT "A" IN THE SUBDIVISION OF LOT 10, (EXCEPT THE WEST 115 AND FIVE-TENTHS FEET THEREOF OF VAN VUUREN'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, AND PART OF THE NORTHWEST QUARTER OF SECTION 15, ALSO A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER, 14.510 CHAINS WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 53 DEGREES, 45 MINUTES EAST 2.14 CHAINS THENCE SOUTH 5 DEGREES WEST 3.60 CHAINS TO THE CALUMET RIVER, THENCE WEST ALONG THE CALUMET RIVER TO A POINT 15.90 CHAINS EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER THENCE NORTH 3.89 CHAINS TO THE NORTH LINE OF SAID SOUTHEAST QUARTER 15.90 CHAINS, WEST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER THENCE EAST 9.745 CHAINS TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF SOUTH HOLLAND, COUNTY OF COOK, IN THE STATE OF ILLINOIS.

Commonly known as: 602 EAST 158TH STREET, SOUTH HOLLAND, 60473-1533

TAX NO: 29-15-203-026-0000

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 GRANTOR does

FIDELITY NATIONAL TITLE 52015232

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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, its 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.

WITNESS the HAND and SEAL of the GRANTOR on this 26 day of April, 2013.

X Adriana Wognum
ADRIANA WOGNUM

STATE OF ILLINOIS

) SS.

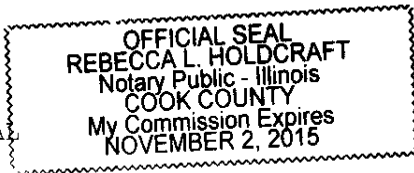
COUNTY OF COOK

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

ADRIANA WOGNUM

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 26 day of April, 2013



SEALED

[Signature]
Notary Public

My Commission Expires: 11.2.15

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

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 #1305006

REAL ESTATE TRANSFER		08/28/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
TOTAL:		\$0.00

29-15-203-026-0000 | 20130801607097 | LKRHRH

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Adriana Wogiatu**
Mailing Address: **N/A**
Telephone No.: **N/A**
Attorney or Agent: **Lorie**
Telephone No.: **(708) 798-3868**
Fax No. **(888) 398-8131**
Property Address: **602 E 158th St.**
South Holland, IL 60473
Property Index Number (PIN): **29-15-203-026-0000**
Water Account Number: **0120066000**
Date of Issuance: **8/9/2013**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on August 9, 2013 by

Michelle R. Moody

Michelle R. Moody

(Signature of Notary Public)

(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Vesovic 8/9/2013
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.