

# UNOFFICIAL COPY



Doc#: 1327017027 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/27/2013 01:53 PM Pg: 1 of 4

11-05-2013

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL BY THESE PRESENTS, that JOHN R. DY, a married 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:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above conveyed 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 the lawful owner of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and convey the above described premises in the manner and form as above written; and that the above described premises are free and clear from all encumbrances whatsoever, and that the GRANTOR(S) and their heirs, executors and assigns will warrant and defend the above described premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successor, and assigns, against all lawful claims and demands whatsoever.

The GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, including rights enumerated by Illinois statutes 735 ILCS 5/12-901 *et seq.*

The acceptance and recording of this deed is expressly subject to and contingent upon JOHN R. DY transferring to Federal National Mortgage Association clear and marketable title, with the exception of current taxes and/or RBS Citizens, N.A. being satisfied with the condition of title.

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WITNESS the HAND and SEAL of the GRANTOR(S) on this 10 day of September, 2013

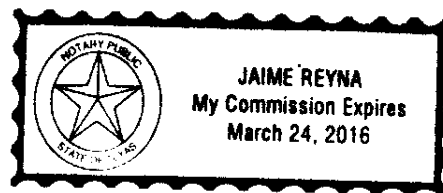
[Signature] (SEAL)  
JOHN R. DY

State of TEXAS  
County of BEXAR

Signed or attested before me on September 10, 2013 by John R. Dy

[Signature]  
Signature of Notary Public

My commission expires: March 24, 2016  
(SEAL)



Send Tax Bill to:  
ADDRESS OF GRANTEE:  
Federal National Mortgage Association  
10561 Telegraph Road  
Glen Allen, Virginia 23059

Address of Property:  
12746 Gregory Street  
Blue Island, IL 60406

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

Contact for Grantee:  
James Tiegen  
One South Wacker Drive, Suite 1400  
Chicago, IL 60606  
(312) 368-6200

Deposit in Recorder's Box #254

Case file no: 11-052995

EXEMPT 35 ILCS 200/31-45 (L)  
DATE 9/25/13  
[Signature]  
REPRESENTATIVE

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## Exhibit A

Information required by 735 ILCS 5/15-1509.5

Name of Grantee: Federal National Mortgage Association  
Address of Grantee: P.O. Box # 650043, Dallas, TX 75265-0043  
Telephone Number: (312) 368-6200

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

### LEGAL DESCRIPTION

THE EAST 126 FEET OF LOT 3 (EXCEPT THE NORTH 43 FEET THEREOF) AND THE EAST 126 FEET OF THE NORTH 2 FEET OF LOT 4 IN BLOCK 4 IN WATTLES ADDITION TO BLUE ISLAND IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12746 Gregory Street, Blue Island, IL 60406

Permanent Index No.: 25-31-103-034-0000

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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 September 26<sup>th</sup>, 2013

Signature: *[Handwritten Signature]*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 26<sup>th</sup> day of September, 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 September 26<sup>th</sup>, 2013

Signature: *[Handwritten Signature]*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 26<sup>th</sup> day of September, 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

11-052195