

# UNOFFICIAL COPY



Doc#: 1332545017 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2013 09:03 AM Pg: 1 of 4

## WARRANTY DEED IN LIEU OF FORECLOSURE

13-065237  
KNOW ALL BY THESE PRESENTS, that JAMES A. COZZIE AND HOLLY A. COZZIE, married to each other, the GRANTOR(S), do 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) do 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 successors 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 JAMES A. COZZIE AND HOLLY A. COZZIE transferring to Federal National Mortgage Association clear and marketable title, with the exception of current taxes and/or PHH Mortgage Corporation being satisfied with the condition of title.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH  
(4), SECTION (6) OF THE VILLAGE OF  
MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

Sandra Wilson  
AUTHORIZED SIGNATURE

11/18/13  
DATE

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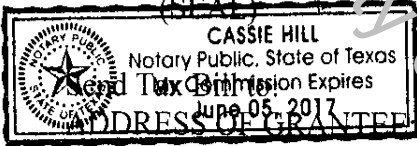
WITNESS the HAND and SEAL of the GRANTOR(S) on this 20 day of August, 2013

James Cozzie (SEAL) Holly Cozzie (SEAL)  
James Cozzie Holly Cozzie  
State of TEXAS  
County of BEXAR

Signed or attested before me on 8/20/13 by James Cozzie and Holly Cozzie

Cassie Hill  
Signature of Notary Public

My commission expires: 6/5/17



Federal National Mortgage Association  
2001 Bishops Gate Blvd.  
Attn: Mail Stop SV-01  
Mount Laurel, New Jersey 08054

Address of Property:  
1419 South 17th Avenue  
Maywood, IL 60153

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: 13-065239

EXEMPT 35 ILCS 200/31-45 (L)  
DATE 9/10/2013  
Nicole Johnston  
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

LOT 22 IN THE SUBDIVISION OF LOTS 183 TO 197, BOTH INCLUSIVE, AND LOTS 202 TO 231, BOTH INCLUSIVE IN SEMINARY ADDITION TO MAYWOOD, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1419 South 17th Avenue, Maywood, IL 60153

Permanent Index No.: 15-15-218-010-0000

Property of Cook County Clerk's Office

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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 11, 2013

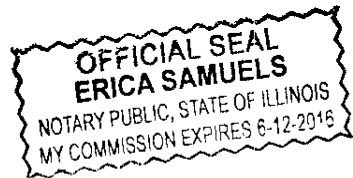
Signature: *Michael Johnston*  
**Grantor or Agent**

Subscribed and sworn to before me

By the said agent

This 11 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 11, 2013

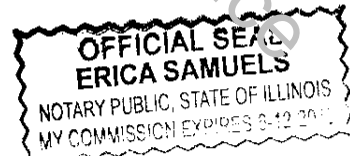
Signature: *Michael Johnston*  
**Grantee or Agent**

Subscribed and sworn to before me

By the said agent

This 11 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.)