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Doc#: 1335016035 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2013 12:35 PM Pg: 1 of 4

Records Return to:
Codilis & Associates, P.C.
15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527
12-25151

Above space for Recorder's Use Only

EXECUTOR'S DEED IN LIEU OF FORECLOSURE
PURSUANT TO SECTION 735 ILCS 5/15 1401

KNOW ALL MEN BY THESE PRESENTS, that

Gerald James Habinak as Independent Executor of the Estate of Lindsay K. Habinak,

the GRANTOR(S) herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto Federal Home Loan Mortgage Corporation, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1: UNIT 413 BUILDING 2327 IN WOLFRAM TOWERS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN CLYBORNE AVENUE ADDITION TO LAKE VIEW AND CHICAGO SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2000 AS DOCUMENT 00984625, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE USE OF P-54, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO AFORESAID DECLARATION.

Tax Parcel Number: 14-30-117-041-1049

Commonly Known As: 2327 W. Wolfram Street Unit #413
Chicago, IL 60618

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Subject to conditions, restrictions and covenants of record; real estate taxes not yet due or payable; public, utility and other easements of record; existing building lines and restrictions and any encroachments, if any, upon the subject property from adjoining properties.

TO HAVE AND TO HOLD the above granted and bargained property with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, they are well seized of the above described property 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 property, with the appurtenances thereunto belonging, unto said GRANTEE, its successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive 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 GRANTORS on this 20th day of September 2013.

X Gerald James Habinak Independent Executor of (SEAL)
Gerald James Habinak as Independent Executor of the Estate of Lindsay K. Habinak
The Estate of LINDSAY K. HABINAK

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,

Gerald James Habinak ,

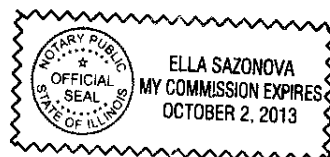
personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 20 day of September, 2013.

Ella Sazonova
Notary Public

My Commission Expires:

SEAL



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ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal Home Loan Mortgage Corporation
Attn: Felicia Yankson
5000 Plano Parkway
Carrollton, TX 75010
972-395-2637

14-30-117-041-1049

THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorney Matthew M. Moses
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Our File No. 14-12-25151

Exempt under provision of Paragraph , Section 31-45 of the Real Estate Transfer Tax Law
(35 ILCS 200/31-45).

9-27-13

DATE

M. Yankson

AGENT

City of Chicago
Dept. of Finance
657837

12/16/2013 12:27
dr00193



Real Estate
Transfer
Stamp

\$0.00

Batch 7,448,460

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File # 14-12-25151

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 of Assignment of Beneficial Interest in 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 December 7, 2013

Signature: *Monica Vujisic*
Grantor or Agent

Subscribed and sworn to before me
By the said Monica Vujisic
Date 12/7/2013
Notary Public *Sarah Muhm*



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.

Dated December 7, 2013

Signature: *Monica Vujisic*
Grantee or Agent

Subscribed and sworn to before me
By the said Monica Vujisic
Date 12/7/2013
Notary Public *Sarah Muhm*



Note: Any person who knowingly submits a false statement concerning the identity of 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.)