

# UNOFFICIAL COPY



Doc#: 1413413036 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/14/2014 02:12 PM Pg: 1 of 3

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

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
Federal National Mtg. Association  
1501 South Walker Dr.  
Chicago, IL 60605

RETURN TO: ~~BOX 118~~ Melissa L. Enal  
PA #1222611

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

OLUGBENGA A. ROWAIYE and KAREN ROWAIYE

the GRANTORS 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:

LOTS 1 AND 2 IN BLOCK 176 IN MAYWOOD, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, THE WEST 1/2 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 AND THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1601 SOUTH 8TH AVENUE, MAYWOOD, ILLINOIS 60153

TAX NO: 15-14-149-001

Please 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 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 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 GRANTORS 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.

VIL MORTGAGE MAYWOOD

\$ 320.00

real Estate

Karen Y.  
4/16/13

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WITNESS the HAND and SEAL of the GRANTORS on this 19<sup>th</sup> day of DECEMBER, 2012.



X [Signature]  
OLUGBENGA A. ROWAIYE



X [Signature]  
KAREN ROWAIYE



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,

OLUGBENGA A. ROWAIYE and KAREN ROWAIYE

the affiant(s), personally known to me to be the same persons 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 19<sup>th</sup> day of DEC, 2012

[Signature]  
Notary Public

SEAL

My Commission Expires: 9-21-2013

"EXEMPT UNDER PROVISION OF PARAGRAPH B,  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."  
5/12/14 [Signature]  
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

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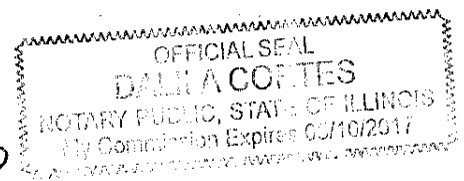
## STATEMENT BY GRANTOR AND GRANTEE

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 May 12th 2014

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 12th DAY OF May  
2014.



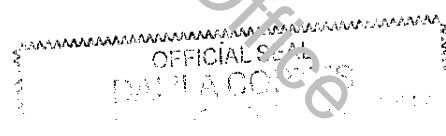
NOTARY PUBLIC [Handwritten Signature]

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 and hold title to real estate under the laws of the State of Illinois.

Date May 12th 2014

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 12th DAY OF May  
2014.



NOTARY PUBLIC [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identify 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.]