

UNOFFICIAL COPY

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



Doc#: 1417713042 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/26/2014 11:28 AM Pg: 1 of 3

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:

FNMA
1 S. WACKER DR #1400
Chicago, IL 60606

RETURN TO: BOX 178
PA #13-17127

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

YOLANDA BANKS,

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:

LOT 32 IN BLOCK 1 IN FREDERICK H. BARTLETT'S GREATER CALUMET
SUBDIVISION OF CHICAGO, BEING A PART OF THE SOUTH 1/2 OF
SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 11538 SOUTH ELIZABETH STREET, CHICAGO, IL 60643

TAX NO: 25-20-306-034-0000

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, their successors and assigns forever. The said GRANTOR does 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, their 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.

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WITNESS the HAND and SEAL of the GRANTOR on this 26 day of MARCH, 2014.

x *Yolanda Banks*
YOLANDA BANKS

STATE OF ILLINOIS
COUNTY OF COOK) SS.

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

YOLANDA BANKS;

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 MARCH, 2014.

SEAL

Brandi Steele
Notary Public

My Commission Expires: _____

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

6/25/14 *Keena Walker*
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 #1317127

City of Chicago
Dept. of Finance
668861

6/20/2014 10:16
dr00198



Real Estate
Transfer
Stamp

\$0.00

Batch 8,297,220

UNOFFICIAL COPY**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 6/25/14

Signature *Leana Walker*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID AGENT
THIS 25th DAY OF JUNE
2014

NOTARY PUBLIC

Brandi Steele



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 6/25/14

Signature *Leana Walker*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID AGENT
THIS 25 DAY OF JUNE
2014

NOTARY PUBLIC

Brandi Steele



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.]