

# UNOFFICIAL COPY



Doc#: 1428134041 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/08/2014 11:06 AM 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:

James Tlegen; Federal National Mortgage Association  
One South Wacker Dr. Ste 1400  
Chicago, IL 60606

(312) 366-6200

RETURN TO: BOX 118  
PA #1310807

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

MARCIA K. SCHWADERER, THE PLENARY GUARDIAN OF THE ESTATE AND PERSON OF TRAVIS J. SCHWADERER, A DISABLED PERSON,

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:

PARCEL 1: UNIT NUMBER 1F IN THE 1920 WEST DICKENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 74 AND 75 IN BLOCK 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0712022052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-9, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

Commonly known as: 1920 WEST DICKENS AVENUE, UNIT 1F, CHICAGO, IL 60614

TAX NO: 14-31-209-042-1001

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,

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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.

WITNESS the HAND and SEAL of the GRANTOR on this 22 day of July, 2014.

X Marcia K Schwaderer

MARCIA K. SCHWADERER, THE PLENARY  
GUARDIAN OF THE ESTATE AND PERSON  
OF TRAVIS J. SCHWADERER, A  
DISABLED PERSON

STATE OF Nebraska

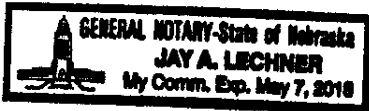
COUNTY OF Lincoln ) SS.

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

MARCIA K. SCHWADERER,

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 22<sup>nd</sup> day of July, 2014.



SEAL

[Signature]  
Notary Public

My Commission Expires: 5-7-2018

City of Chicago  
Dept. of Finance  
**675545**



Real Estate  
Transfer  
Stamp

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

10/2/2014 11:43

**\$0.00**

Batch 8,856,404

9/30/14 [Signature]  
DATE AGENT

Tax exempt pursuant to the Real Estate Transfer  
Tax Act for the City/Village of

Chicago

as the subject conveyance is consideration under  
Ten Dollars (\$10.00).

9/30/14 [Signature]  
DATE AGENT

P&A #1310807

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/30/14

*Jim Sanchez*  
Signature of Grantor or Agent

Subscribed and sworn to before me this

30 day of Sept, 2014  
Day Month Year

*[Signature]*  
Notary Public



The grantee or the grantee's 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.

Dated 9/30/14

*Jim Sanchez*  
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

30 day of Sept, 2014  
Day Month Year

*[Signature]*  
Notary Public

