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Doc#: 1428944034 Fee: \$72.00
RHSP Fee:\$9.00 RPPFF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2014 03:37 PM Pg: 1 of 5

WARRANTY DEED IN LIEU OF FORECLOSURE

The GRANTOR(S), Tonya A. Wainwright, single person whose address is 16921 Greenwood Avenue, South Holland, IL 60473, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between GRANTOR(S) and the Grantee, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, and the release of GRANTOR(S) to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on February 1, 2008 in the principal sum of \$234,000.00 that certain Mortgage securing said Note bearing even date thereof and recorded on February 8, 2008 as Document No. 0803942032 in the County of Cook, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 181 IN THIRD ADDITION TO CATALINA, BEING A SUBDIVISION OF PART OF THE SOUTH 25 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 11, 1964 AS DOCUMENT NUMBER 2171151.

PROPERTY ADDRESS:

16921GREENWOOD AVENUE, SOUTH HOLLAND, IL 60473

P.I.N.: 29-23-315-004-0000

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This Mortgage Release is an absolute conveyance and grant of all of GRANTOR(S)' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, GRANTOR(S) having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

GRANTOR(S) further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of GRANTOR(S)' selection; (b) that there are no agreements, oral or written, other than this Mortgage Release and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property except for a lease agreement and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for GRANTOR(S) waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

The execution and delivery of this Mortgage Release is and shall be construed as Grantee's release of GRANTOR(S) from any personal liability to the extent and as provided in the Settlement Agreement. This Mortgage Release maybe executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

24th IN WITNESS WHEREOF, GRANTOR(S) has executed this Mortgage Release as of the day of September, 20 14.

GRANTOR(S):

Tonya A. Wainwright
TONYA A. WAINWRIGHT

This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (L)

10/10/14
Reed

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STATE OF ILLINOIS)

COUNTY OF COOK)

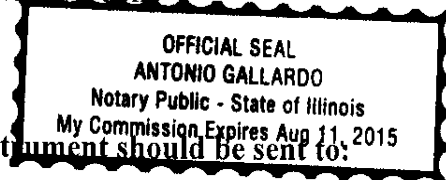
On this 29th day of September, 20 14, before me personally appeared Tonya A. Wainwright, single person to me known to be the person that executed the within Mortgage Release and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of September, 20 14.

[Handwritten Signature]

Notary Public

My Commissions Expires: 8/11/2015



Tax Statements for the real property described in this instrument should be sent to:

Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

**This document was drafted by
And is to be returned to:**
Kenneth J. Johnson
Johnson, Blumberg & Associates, LLC
230 West Monroe Street; Suite 1125
Chicago, IL 60606

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Tonya Wainwright**
Mailing Address: **6236 S. Indiana Ave. Chicago, IL 60637**
Telephone No.: **773.304.7433**
Attorney or Agent: **Rosa I. Ruiz**
Telephone No.: **312.541.9710 ext. 165**
Fax No. **312.541.9711**
Property Address: **16921 Greenwood Ave., South Holland, IL 60473**
South Holland, IL 60473
Property Index Number (PIN): **29-23-315-004-0000**
Water Account Number: **0280139003**
Date of Issuance: **9/26/2014**

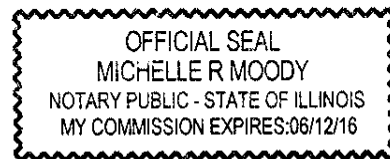
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on September 26, 14 by
Michelle R Moody.

Michelle R Moody
(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Vecchio 9/26/2014
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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

Date: 10-10-14

Signature: *Rosa I. Ruiz*
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



Rosa I. Ruiz
Notary Public

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: 10-10-14

Signature: *Rosa I. Ruiz*
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Rosa I. Ruiz
Notary Public

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 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 Act.]