

# UNOFFICIAL COPY



1436544062D

Doc#: 1436544062 Fee: \$44.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/31/2014 12:47 PM Pg: 1 of 4

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Above space for Recorder's Use Only

**WARRANTY DEED IN LIEU OF FORECLOSURE**  
**PURSUANT TO SECTION 735 ILCS 5/15 1401**

KNOW ALL MEN BY THESE PRESENTS, that **Gary Chambers and Lisa J. Chambers, husband and wife**, 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 National Mortgage Association**, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

THE NORTH 100 FEET (EXCEPT THE SOUTH 50 FEET THEREOF) AND (EXCEPT THE WEST 180 FEET THEREOF) OF PART OF LOT 13 LYING WITHIN SECTION 15, HERINAFTER MENTIONED IN THE SUBDIVISION OF LOT 4 (EXCEPT THE SOUTH 214.5 FEET OF THE EAST 511.15 FEET THEREOF) OF TYS GOUWENS SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CALUMET RIVER, PLAT RECORDED AUGUST 7, 1909 AS DOCUMENT NUMBER 4418546, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 15916 Cottage Grove Avenue Tax Parcel Number: 29-15-407-068  
South Holland, IL 60473

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

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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 25 day of Sept, 2014.

X [Signature] (SEAL), X [Signature] (SEAL)  
Gary Chambers Lisa J. Chambers

STATE OF ILLINOIS

SS.

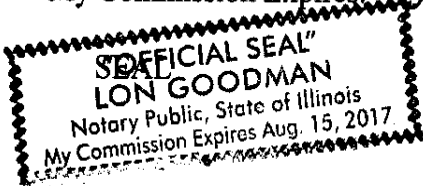
COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, **Gary Chambers and Lisa J. Chambers**, 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 25 day of Sept, 2014

[Signature]  
Notary Public

My Commission Expires: 08/15/17



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal National Mortgage Association  
Attn: Peter Poidmani  
One South Wacker Drive, Suite #1400  
Chicago, IL 60606  
1-312-368-6200  
Tax Parcel Number: 29-15-407-068

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. 14-14-00271

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

10-9-14  
DATE

[Signature]  
AGENT

Daniel Walters  
ARDC# 6270792

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

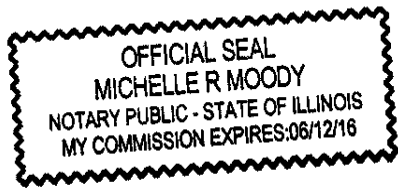
**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

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: **Lisa & Gary Chambers**  
Mailing Address: **14523 Bensley Ave. Burnham, IL 60633**  
Telephone No.: **708.785.0911**  
Attorney or Agent: **N/A**  
Telephone No.: **N/A**  
Fax No. **N/A**  
Property Address: **15916 Cottage Grove Ave.  
South Holland, IL 60473**  
Property Index Number (PIN): **29-15-407-068-0000**  
Water Account Number: **0480024000**  
Date of Issuance: **10/2/2014**

State of Illinois )  
County of Cook)  
This instrument was acknowledged before  
me on October 2, 2014 by  
Michelle R Moody  
Michelle R Moody  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND  
By: Michael Veronice 10/2/2014  
Deputy Village Clerk or Representative



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

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File # 14-14-00271

## 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 9-25-2014

Signature: *Lisa Chambers*  
*Lisa Chambers*  
Grantor or Agent

Subscribed and sworn to before me  
By the said LISA Chambers & Gary Chambers  
Date 9/25/2014  
Notary Public *Audrey Bates*



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 10-9-14

Signature: *Daniel Walters*  
*Daniel Walters*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 10-9-14  
Notary Public *Sarah Muhm*



Daniel Walters  
ARDC# 6270792

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.)