

# UNOFFICIAL COPY



Doc#: 1508947004 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/30/2015 02:36 PM Pg: 1 of 7

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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 **Juliet Vance, single and Stephanie Zinnerman, single**, 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:

**15051-111  
BOX 162**

LOT TWENTY-FIVE (25) AND THE SOUTH TWELVE AND ONE-HALF (12 1/2) FEET OF LOT TWENTY-SIX (26) IN BLOCK ONE (1) IN BAKER'S SUBDIVISION OF THE WEST HALF OF BLOCK NINE (9) AND EAST HALF OF BLOCK TEN (10) IN HITT'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 10159 S. Peoria Street Tax Parcel Number: 25-08-422-047-0000  
Chicago, IL 60643

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, as further set forth in the Estoppel and Mechanics Lien Affidavit attached as Exhibit "A" hereto, and that they and their heirs, executors, and assigns will warrant and defend said property, with the appurtenances thereunto belonging, unto said GRANTEE, its successors and assigns, against all

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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 28 day of November, 2014.

X Juliet Vance (SEAL)  
Juliet Vance

X Stephanie Zinnerman (SEAL)  
Stephanie Zinnerman

STATE OF ILLINOIS

SS.

COUNTY OF Cook

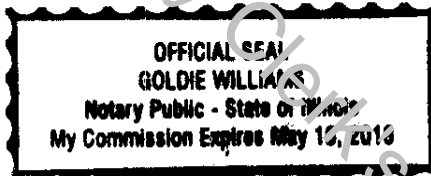
I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, **Juliet Vance and Stephanie Zinnerman**, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged 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 28 day of November, 2014.

[Signature]  
Notary Public

My Commission Expires: 5-16-18

SEAL



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

25-08-422-047-0000

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THIS DOCUMENT PREPARED BY:  
CODILIS & ASSOCIATES, P.C.  
Attorney Matthew M. Moses  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
Our File No. 14-14-16709

RETURN/MAIL TO:  
CitiMortgage, Inc.  
Attn: Denver DIL Title  
10385 Westmoor Drive, Suite 100  
Westminster, CO 80021  
# 3308577

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

2/18/15  
DATE

  
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AGENT *Kim Crocker*

City of Chicago  
Dept. of Finance  
**684723**



Real Estate  
Transfer  
Stamp

**\$0.00**

3/27/2015 11:08  
dr00764

Batch 9,620,318

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## Exhibit A

STATE OF ILLINOIS

SS

COUNTY OF Cook

### ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

**Juliet Vance, single and Stephanie Zinnerman, single**, being first duly and separately testify each for himself and herself, deposes and says:

That they are the identical parties who made, executed and delivered that certain deed to CitiMortgage Inc., conveying the property

commonly known as: 10159 S. Peoria Street  
Chicago, IL 60643

That the aforesaid deed was an absolute conveyance of the title to said property to the grantee named therein in effect as well as in form, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind, and that possession of said property has been or will be surrendered to the said grantee; that the consideration in aforesaid deed was and is the full cancellation of all debts, obligations, costs, and charges heretofore existing under and by virtue of the terms of a certain mortgage heretofore existing on the property therein and hereinbefore described executed by **Juliet Vance and Stephanie Zinnerman** as mortgagors, to **CITIMORTGAGE, INC.**, as Mortgagee, dated 10/30/2003, and registered or recorded in the Office of the Registrar/Recorder of Deeds of Cook County, Document Number 0334915034, State of Illinois, and the cancellation of record by said grantee of said mortgage, provided there are no secondary liens or encumbrances to the said property.

That the aforesaid deed and conveyance was made by these deponents as the result of their request that the grantee accept such deed and was their free and voluntary act; that at the time of making said deed these deponents felt and still feel that the mortgage indebtedness above mentioned represented a fair value of the property so deeded; that said deed was not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than the grantee therein named, interested, either directly or indirectly, in said property; that these deponents are solvent and have no other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or other mortgage whereby any lien has been created or exists against the property described in said deed; and that deponents in offering to execute the aforesaid deed to the grantee therein, and in executing same, were not acting under any duress, undue influence, misapprehension, or misrepresentation by the grantee in said deed, and that it was the intention of these deponents as grantors in said deed to convey and by said deed these deponents did convey to the grantee therein all their right, title, and interest absolutely in and to the property described in said deed.

Affiants further state that up to this date no contracts for the furnishing of labor or material on the foregoing property have been made, no improvements or repairs have been made on the

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property described above or upon any building on said land, or any work done thereon which has not been fully completed and paid for, nor have any materials which have not been fully paid for been furnished for use upon said land or any building thereon, and that no contract of any kind has been made, nor anything done, suffered or permitted in relation to said land or any building thereon or improvement thereof, in consequence of which any lien may be claimed or enforced against said land under the Mechanics Lien laws of the state in which the foregoing property is located.

Affiants further state that no agreement or contract for conveyance, or deed of conveyance, or written lease, or writing whatsoever, is or are in existence adversely affecting the title to said property.

This affidavit is made for the protection and benefit of the aforesaid grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned.

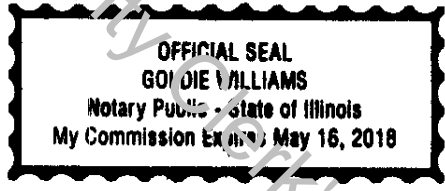
X Juliet Vance (SEAL)  
Juliet Vance

X Stephanie Zinnerman (SEAL)  
Stephanie Zinnerman

DATE: November 28, 2014

Subscribed and testified to before me  
this 28 day of November, 2014.

[Signature]  
NOTARY PUBLIC



Our File No. 14-14-16709

**NOTE: This law firm is deemed to be a debt collector.**

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File # 14-14-16709

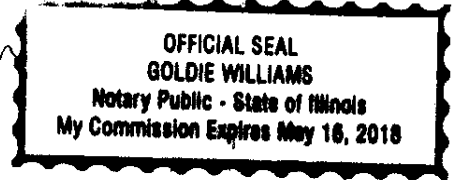
## STATEMENT BY GRANTOR AND GRANTEE

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 11-28-2014

Signature: *Juliet Vance Stephanie Zimmerman*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Juliet Vance + Stephanie Zimmerman  
Date 11-28-14  
Notary Public *[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 title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
Date \_\_\_\_\_  
Notary Public \_\_\_\_\_

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.)

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File # 14-14-16709

## 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 \_\_\_\_\_

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_

Date \_\_\_\_\_

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

Dated 1/02/2015

Signature: Briana Kolacik-AMP  
Briana Kolacik-AMP  
**Grantee or Agent**

Subscribed and sworn to before me

By the said BRIANA KOLACIK

Date JANUARY 2, 2015

Notary Public [Signature]

**Ronald R. Libs**

**Ronald R. Libs**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Charles County  
My Commission Expires: Nov. 4, 2018  
Commission #: 14631322

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.)