



Doc#: 1509947022 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/09/2015 11:10 AM 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 **Aaron Kozar and Misty Kozar f/k/a Misty Shepherd, 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 Home Loan Mortgage Corporation**, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

UNIT GU-1 IN THE CROSSROADS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 AND 2 IN BLOCK 8 IN FIELDS BOULEVARD ADDITION TO IRVING PARK, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0423610019 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE SA8 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0423610019.

Commonly Known As: 3037 Belle Plaine Avenue Unit G  
Chicago, IL 60618

Tax Parcel Number: 13-13-326-014

# UNOFFICIAL COPY

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 attested to in the attached Exhibit "A", 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 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 5<sup>th</sup> day of December, 2014.

X [Signature] (SEAL)  
Aaron Kozar

X [Signature] (SEAL)  
Misty Kozar f/k/a Misty Shepherd

STATE OF ~~ILLINOIS~~ Nevada  
COUNTY OF ~~Cook~~ Clark | SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, **Aaron Kozar and Misty Kozar f/k/a Misty Shepherd** 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 5<sup>th</sup> day of December, 2014.  
[Signature]  
Notary Public

My Commission Expires: 6/8/2016

SEAL



# UNOFFICIAL COPY

## ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal Home Loan Mortgage Corporation  
1410 Spring Hill Road  
McLean, VA 22102

### 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. 14-14-21680

### MAIL TO:

Citimortgage, Inc.  
Attn: Denver DIL Title  
10385 Westmoor Drive  
Suite 100  
Westminster, CO 80021

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

4-06-2015

DATE



AGENT

City of Chicago  
Dept. of Finance  
**685357**



Real Estate  
Transfer  
Stamp

**\$0.00**

4/8/2015 10:28  
dr00198

Batch 9,674,262

**UNOFFICIAL COPY**

STATE OF ~~ILLINOIS~~ <sup>KA</sup> Nevada |  
 COUNTY OF ~~Cook~~ <sup>KA</sup> Clark | SS

**EXHIBIT "A"**  
**ESTOPPEL AND MECHANICS LIEN AFFIDAVIT**

**Aaron Kozar and Misty Kozar f/k/a Misty Shepherd, husband and wife**  
 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 Federal Home Loan Mortgage Corporation, conveying the property

commonly known as: 3037 Belle Plaine Avenue Unit G  
 Chicago, IL 60618

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 **Aaron Kozar and Misty Kozar** as mortgagors, to **ABN AMRO MORTGAGE GROUP, INC.**, as Mortgagee, dated 12/21/2006, and registered or recorded in the Office of the Registrar/Recorder of Deeds of Cook County, Document Number 0700235274, 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 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

# UNOFFICIAL COPY

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 *Aaron Kozar* (SEAL)  
Aaron Kozar

X *Misty Kozar FKA Misty Shepherd* (SEAL)  
Misty Kozar f/k/a Misty Shepherd

DATE: 12/5/14

Subscribed and testified to before me  
this 5<sup>th</sup> day of December, 2014.

*[Signature]*  
NOTARY PUBLIC

Our File No. 14-14-21680



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

Property of Cook County Clerk's Office

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File # 14-14-21680

## 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**

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 DEC 23 2014

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

*Joel Ruffert*

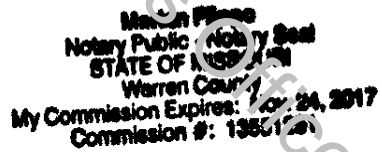
Subscribed and sworn to before me

By the said NOTARY PUBLIC

Date DECEMBER 23, 2014

Notary Public *Marian J. Flippo*

**Marian J. Flippo**



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 # 14-14-21680

## STATEMENT BY GRANTOR AND GRANTEE

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Dated 12/5/14

Signature: Misty Kozur aka Misty Shepard  
Grantor

Subscribed and sworn to before me  
By the said Misty Kozur aka Misty Shepard  
Date 12-5-2014  
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.)