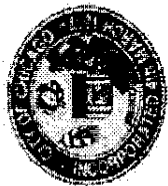


2  
**UNOFFICIAL COPY**

Real Estate  
Transfer  
Stamp

\$0.00

Batch 10,336,982



City of Chicago  
Dept. of Finance  
692703

8/10/2015 12:05

dr00111



1522244039

Doc#: 1522244039 Fee: \$46.00

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

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/10/2015 12:42 PM Pg: 1 of 5

-----  
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 **Reva Willens, a widow and Tammy Thomas, divorced and not since remarried\*** 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 the **Federal National Mortgage Association**, hereafter referred to as GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

**\*\*THIS IS NON-HOMESTEAD PROPERTY\*\***

UNIT 17-12 AS SHOWN AND IDENTIFIED ON THE SURVEY OF THAT PART OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5, TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT, 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON DEVELOPMENT CORPORATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK

*BW*

# UNOFFICIAL COPY

COUNTY, ILLINOIS AS DOCUMENT NUMBER 20845366, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN SAID ABOVE DESCRIBED LAND IN COOK COUNTY, ILLINOIS.

Commonly Known As: 7033 N. Kedzie Avenue Unit #17-12  
Chicago, IL 60645

Tax Parcel Number: 10-36-118-005-1246

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 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 9 day of July, 2015.

X Reva Willens (SEAL) X (see next page) (SEAL)  
Reva Willens Tammy Thomas

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, **Reva Willens**, 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 9 day of July, 2015.

Lisa J Sheahan  
Notary Public

My Commission Expires: 3-16-2019  
SEAL

**LISA J SHEAHAN**  
**Notary Public**  
**State of Wisconsin**

County of Dane

# UNOFFICIAL COPY

COUNTY, ILLINOIS AS DOCUMENT NUMBER 20845366, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN SAID ABOVE DESCRIBED LAND IN COOK COUNTY, ILLINOIS.

Commonly Known As: 7033 N. Kedzie Avenue Unit #17-12  
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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 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 09 day of July, 2015.

X (see previous page) \_\_\_\_\_ (SEAL) X Tammy Thomas (SEAL)  
Reva Willens Tammy Thomas

Florida  
STATE OF ~~ILLINOIS~~

Hernando  
COUNTY OF ~~Cook~~

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, **Tammy Thomas**, 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 09 day of July, 2015.

[Signature]  
Notary Public

My Commission Expires:  
SEAL



# UNOFFICIAL COPY

## ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal National Mortgage Association c/o One West Bank  
N.A., Attn: James Tiegen  
6900 Beatrice Drive  
Kalamazoo, MI 49009, 1-312-368-6200  
Tax Parcel Number: 10-36-118-005-1246

## 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. 14-15-06552

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

7-20-15

DATE

AGENT

Daniel Walters  
ARDC# 6270792

**UNOFFICIAL COPY**

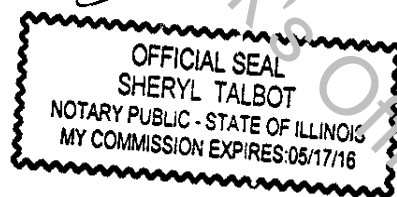
File # 14-15-06552

**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 July 9, 2015Signature: Reva Willen  
Grantor or AgentSubscribed and sworn to before me  
By the said Reva Willen  
Date 7-9-2015Notary Public Lisa J Sheahan  
Commission expires 3-16-2019**LISA J SHEAHAN**  
**Notary Public**  
**State of Wisconsin**  
**County of Dane**

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 7-20-15Signature: [Signature]  
Grantee or AgentSubscribed and sworn to before me  
By the said agent  
Date 7/20/15  
Notary Public Sheryl TalbotDaniel 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.)