

# UNOFFICIAL COPY



Doc#: 1524349105 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2015 02:01 PM Pg: 1 of 5

THIS DOCUMENT PREPARED BY:  
PIERCE & ASSOCIATES  
Return to: Terry Griffin  
1 North Dearborn  
Thirteenth Floor  
Chicago, Illinois 60602

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
Denver DIL Title  
1400 Cherrington Parkway  
Coraopolis, PA 15108  
+ 337 4280  
PA #1505140

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

Yve R. Williams A/K/A Yve Williams,

the GRANTOR herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant and convey unto Federal Home Loan Mortgage Corporation, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

Exhibit "A"  
Legal Description:

PARCEL I: LOT 3 IN BLOCK 411 IN LIONCREST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL II: EASEMENT FOR THE BENEFIT OF PARCEL I AS SET FORTH IN DECLARATION MADE BY HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NUMBER 32543 RECORDED OCTOBER 4, 1967 AS DOCUMENT NUMBER 20281108, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4113 APPLEBY LANE, RICHTON PARK IL 60471

TAX NO: 31-26-316-075-0000

NOTE: THE PROPERTY IN QUESTION IS NOW VACANT, AND SHOULD NOT BE CONSTRUED AS BEING HOMESTEAD PROPERTY FOR THE GRANTOR OR THEIR SPOUSE, IF ANY.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTOR does covenant for their self, their heirs, executors and assigns, that at the signing of these presents, they are well seized of the above described premises 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 premises, with the appurtenances thereunto belonging, unto said GRANTEE, its successors and assigns, against all lawful claims and demands whatsoever. Said GRANTOR hereby releases and waives 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 GRANTOR on this 10<sup>th</sup> day of July, 2015.

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*Yve R. Williams A/K/A*  
*Yve Williams*  
 Yve R. Williams A/K/A  
 Yve Williams

STATE OF TX  
 COUNTY OF Tarrant ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

Yve R. Williams A/K/A Yve Williams,

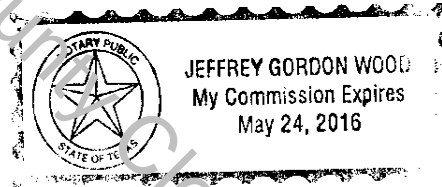
the affiant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 16<sup>th</sup> day of July, 2015.

*[Signature]*  
 \_\_\_\_\_  
 Notary Public

SEAL

My Commission Expires: 5/24/16



"EXEMPT UNDER PROVISION OF PARAGRAPH 4, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

8-13-15

*[Signature]*

DATE

AGENT

Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of

as the subject conveyance is consideration under Ten Dollars (\$10.00).

DATE

AGENT

P&A #1505140

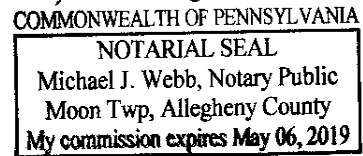
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 August 27, 2015 Signature: Cathy Palm  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Cathy Palm  
this 27<sup>th</sup> day of August,  
2015.

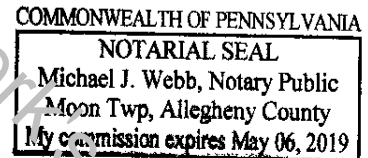


NOTARY PUBLIC Michael J Webb

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 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 August 27, 2015 Signature: Cathy Palm  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Cathy Palm  
This 27<sup>th</sup> day of August,  
2015.



NOTARY PUBLIC Michael J Webb

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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STATE OF ILLINOIS  
 ) SS  
 COUNTY OF COOK

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT Exhibit "B"

Yve R. Williams A/K/A Yve Williams,

being first duly sworn, deposes and says:

That the identical party, who made, executed and delivered that certain deed to Federal Home Loan Mortgage Corporation dated the 10 day of July, 2015, conveying the property commonly known as:

4113 APPLEBY LANE  
 RICHTON PARK ILL. 60471

That the aforesaid deed was an absolute conveyance of the title to said premises 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 premises 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 on the property therein and hereinbefore described, executed by

Yve R. Williams, A Single Woman,

as the mortgagor, to ABN Amro Mortgage Group, Inc., as mortgagee, dated July 6, 2007, and recorded July 11, 2007 in the Office of the Recorder of Deeds of COOK County, State of Illinois, and the cancellation of said mortgage will be recorded 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 the deponent 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 the deponent 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 deponent 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 premises; that this deponent is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and that the deponent is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed; and that the deponent in offering to execute the aforesaid deed to the grantee therein, and in executing same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the grantee in said deed, and that it was the intention of this deponent as grantor in said deed to convey and by said deed this deponent did convey to the grantee therein all their right, title, and interest absolutely in and to the premises described in said deed.

Affiants further state that up to this date no contracts for the furnishing of labor or material on the foregoing premises have been made, no improvements or repairs have been made on the premises described above or upon any building on said land, or any work done thereon which have 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.

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

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.

*Yve R. Williams* A/K/A  
\* *Yve Williams*  
Yve R. Williams A/K/A  
Yve Williams

Subscribed and Sworn to before me  
this 10<sup>th</sup> day of July, 2015.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

P&A #1505140



Property of Cook County Clerk's Office