

# UNOFFICIAL COPY



Doc#: 1527345028 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/30/2015 12:32 PM Pg: 1 of 6

AFTER RECORDING RETURN TO:  
STEWART LENDER SERVICES  
601 CANYON DR  
COPPELL, TX 75019

1326760 H  
When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

## WARRANTY DEED

Record - 1ST

Thomas F. Klimczak, divorced, not since remarried (the "Grantor"), whose address is 615 Tralee Court, #1A, Schaumburg, IL 60193, in consideration of the payment of Ten and 00/100 Dollars (\$10.00), and the release of Grantor from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on June 6, 2008, in the principal sum of One Hundred Thirty-Three Thousand Seven Hundred Fifty and 00/100 Dollars, (\$133,750.00), and that certain Note is secured by the Mortgage bearing even date and recorded on June 26, 2008, as Instrument No. 0817835144, re-recorded on October 22, 2008, as Instrument No. 0829604038, in the Cook County, Illinois Records (the "Mortgage"), and for other good and valuable consideration received, the adequacy and sufficiency of which are acknowledged, does bargain, sell, grant, and convey to Federal National Mortgage Association, (the "Grantee"), its successors and assigns, whose address is 3900 Wisconsin Avenue Northwest, Washington, DC 20016, the real property located in the County of Cook, State of Illinois, to wit:

All that parcel of land in County of Cook, State of Illinois as more fully described in Book 9823, Page 0029 and being more particularly described as follows:

Unit 1A together with its undivided percentage interest in the common elements in 615 Tralee Court of Lakewood Condominium, as delineated and defined in the declaration recorded as document number 25252295, in the Northwest 1/4 of Section 27, Township 41 North, Range 10, East of the third principal meridian, in Cook County, Illinois.

Being the same property conveyed to Thomas F. Klimczak, divorced, not since remarried from Donald L. French, a single man by warranty deed dated March 05, 2001 and recorded on March 15, 2001 in Book 9823, Page 0029 among the public records of Cook County, Illinois.

Common Address: 615 Tralee Court, #1A, Schaumburg, IL 60193

Parcel ID: 07-27-102-020-1255

(6576.757, 0596670009)

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

27761

\$ -0-

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together with all improvements thereon and appurtenances thereunto belonging.

Grantor warrants the title to the property subject only to the Mortgage and other security documents executed in connection with the Mortgage in favor of Grantee, real estate taxes, and easements, restrictions, and other matters of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantor.

Grantor further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of his or her own selection. There are no agreements, oral or written, other than this Warranty Deed between Grantor and Grantee and that certain Settlement Agreement dated 7 day of April, 2015 (*and the documents referred to in the Settlement Agreement and executed in connection with the Settlement Agreement*) between Grantor and Grantee with respect to the above-described real property, together with all improvements and appurtenances.

Grantor further acknowledges that fair and adequate consideration has been given for his or her waiver of all redemption and cure rights permitted by law.

Grantor, with Grantee's express concurrence, states that it is his intention that the fee interest granted by this Deed, together with all improvements and appurtenances, and the lien of the Mortgage in favor of Grantee, its successors and assigns, shall not merge. The real property conveyed by this Deed, together with all improvements and appurtenances, shall remain subject to the Mortgage and the Mortgage shall remain in full force and effect until released of record.

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Grantor has executed this Warranty Deed on this 7 day of April, 2015.

Thomas F. Klimczak  
Thomas F. Klimczak

STATE OF Florida )

COUNTY OF Sarasota )

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that Thomas F. Klimczak, divorced, not since remarried, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

GIVEN under my hand and notarial seal, this 7th day of April, 2015.

Erika L. Bowen  
Notary Public

Print Name: Erika Bowen

My Commission Expires: 2/2/2016



This Instrument was prepared by:

Caitlin L. Stayduhar (Bar No. 6311399)

Whose address is:

1044 Main Street, Suite 900  
Kansas City, MO 64105

TRANSFER TAX EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45(1):  
DEED ISSUED TO THE HOLDER OF THE MORTGAGE PURSUANT TO TRANSFER IN LIEU OF  
FORECLOSURE AND RELEASE OF PROPERTY FROM THE DEBT

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DATE: 4/7/15  
Thomas F. Klimczak  
Thomas F. Klimczak

Mail Tax Notices To and Property Owner:  
Federal National Mortgage Association, 3900 Wisconsin Avenue Northwest, Washington, DC 20016

When Recorded Return to:  
Stewart Lender Services  
601 Canyon Drive Suite 100, Mailstop SLS1980  
Coppell, TX 75019

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (35 ILCS 200/31-45) and name and address of the person preparing the instrument: (35 ILCS 200/31-45).

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## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** affirms that, to the best of Grantor's knowledge, 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 4/7, 2015

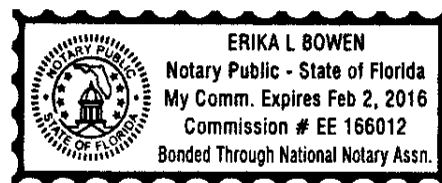
Signature: Thomas F. Klimczak  
Thomas F. Klimczak, Grantor

Subscribed and sworn to before me

By the said Thomas F. Klimczak

This 7th day of April, 2015

Notary Public Erika L. Bowen



The **Grantee** or its 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.

Date \_\_\_\_\_, 2015

Federal National Mortgage Association

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Subscribed and sworn to before me

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

This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_

Notary Public \_\_\_\_\_

**Note:** Any person who knowingly submits a false statement concerning the identity of a **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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(6576.757, 0596670009)

1585 7/7/2015 79980655/1

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

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Dated 4/7, 2015

Signature: Thomas F. Klimczak

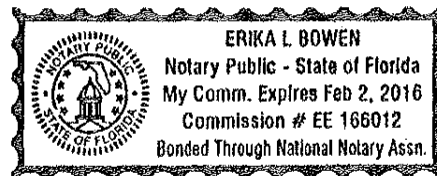
Thomas F. Klimczak, Grantor

Subscribed and sworn to before me

By the said Thomas F. Klimczak

This 7th day of April, 2015

Notary Public Erika L. Bowen



The **Grantee** or its 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.

Date April 9, 2015

Federal National Mortgage Association

Signature: Jamie Pol, Grantee or Agent

Name: Jamie Pol

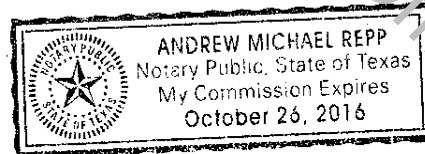
Title: Assistant Vice President

Subscribed and sworn to before me

By the said Jamie Pol

This 9 day of April, 2015

Notary Public Andrew Michael Repp



**Note:** Any person who knowingly submits a false statement concerning the identity of a **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.)