



Doc#: 1603516049 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/04/2016 12:46 PM Pg: 1 of 4

Preparer  
Information Kenneth Johnson 230 W. Monroe Street, Ste 1125, Chicago, IL 60606 (312) 541-9710  
Individual's Name Street Address City Phone  
Address Tax Statement: FEDERAL NATIONAL MORTGAGE ASSOCIATION, 14221 Dallas Parkway,  
Suite 1000; Dallas, TX 75254

**WARRANTY DEED IN LIEU OF FORECLOSURE**

The GRANTOR(S), Thomas O. Okojie and Yemi Okojie, husband and wife, as tenants by the entirety, whose address is 4354 S. Greenwood, #2; Chicago, IL 60653, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between GRANTOR(S) and the Grantee, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, and the release of GRANTOR(S), to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on February 21, 2009 in the principal sum of \$264,500.00 that certain Mortgage securing said Note bearing even date thereof and recorded on April 3, 2009 as Document No. 0909356023 in the County of Cook, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Cook, State of Illinois, to wit:

**LEGAL DESCRIPTION:**

UNIT 2 (INCLUDING SPACE NO. P-2 OF THE DETACHED GARAGE) IN THE 4354 SOUTH GREENWOOD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE SOUTH 24 1/2 FEET OF LOT 13 IN BLOCK 1 IN ABELL'S SUBDIVISION OF THE SOUTH 412.5 FEET OF LOT 2 IN THE SUBDIVISION BY THE EXECUTORS OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 20, 2006 AS DOCUMENT NUMBER 0602034021 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 4354 S. GREENWOOD, #2, CHICAGO, IL 60653

P.I.N.: 20-02-303-053-1002 VOL. 250

REAL ESTATE TRANSFER TAX		REAL ESTATE TRANSFER TAX	
	04-Feb-2016		04-Feb-2016
COUNTY:	0.00	CHICAGO:	0.00
ILLINOIS:	0.00	CTA:	0.00
TOTAL:	0.00	TOTAL:	0.00

20-02-303-053-1002 | 20160201666493 | 1-905-013-312 \* Total does not include any applicable penalty or interest due.

Y.O  
TOT  
BR

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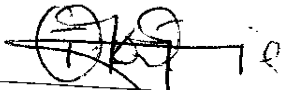
This Mortgage Release is an absolute conveyance and grant of all of GRANTOR(S)' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, GRANTOR(S) having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

GRANTOR(S) further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of GRANTOR(S)' selection; (b) that there are no agreements, oral or written, other than this Mortgage Release and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property except for a lease agreement and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for GRANTOR(S) waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

The execution and delivery of this Mortgage Release is and shall be construed as Grantee's release of GRANTOR(S) from any personal liability to the extent and as provided in the Settlement Agreement. This Mortgage Release may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, GRANTOR(S) has executed this Mortgage Release as of the 26th day of January, 2016.

GRANTOR(S):



THOMAS O. OKOJIE

GRANTOR(S):



YEMI OKOJIE

This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (L)

2/2/16  
per [signature]

STATE OF Consulate General of the United States of America Lagos, Nigeria  
COUNTY OF \_\_\_\_\_

**UNOFFICIAL COPY**

On this 26<sup>th</sup> day of January, 2016, before me personally appeared Thomas O. Okojie and Yemi Okojie, husband and wife, as tenants by the entirety, to me known to be the persons that executed the within Mortgage Release and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26<sup>th</sup> day of January, 2016.

*(CONSULAR ASSOCIATE)*  
US CONSULATE GENERAL LAGOS

My Commissions Expires: U.S. Consulate General Lagos, Nigeria  
My Commission Does Not Expire

Notary Public

  
NAYELLY DORION (CONSULAR ASSOCIATE)  
US CONSULATE GENERAL LAGOS

Tax Statements for the real property described in this instrument should be sent to:

Federal National Mortgage Association  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

This document was drafted by  
And is to be returned to:  
Kenneth J. Johnson  
Johnson, Blumberg & Associates, LLC  
230 West Monroe Street; Suite 1125  
Chicago, IL 60606  
DIL IL 15 0351

Property of Cook County Clerk's Office

Y.O  
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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 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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/2/16 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 2/2/16



[Signature]  
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 and hold title to real estate under the laws of the State of Illinois.

Date: 2-2-16 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 2/2/16



[Signature]  
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 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 Act.]