



Doc#: 1608322027 Fee: \$68.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/23/2016 11:33 AM 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), Haiti M. Scott, single person, whose address is 8023 S. Troy Street, Chicago, IL 60652, 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 November 11, 2009 in the principal sum of \$169,800.00 that certain Mortgage securing said Note bearing even date thereof and recorded on December 2, 2009 as Document No. 0933605004, 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:

LOT 28 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

8023 S. TROY STREET, CHICAGO, IL 60652

P.I.N.: 19-36-109-007-0000 VOL. 411

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00 *

Table with REAL ESTATE TRANSFER TAX, COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00

19-36-109-007-0000 | 20160301679684 | 2-091-750-976

* Total does not include any applicable penalty or interest due.

Handwritten signature

UNOFFICIAL COPY

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 29 day of Jan, 2016.

GRANTOR(S):

Hattie M. Scott
HATTIE M. SCOTT

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

3/15/16
for [signature]

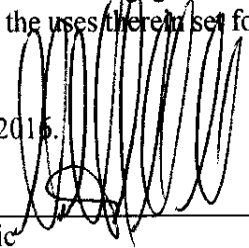
UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

On this 29TH day of JANUARY, 2016, before me personally appeared Hattie M. Scot, single person, known to be the person 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.

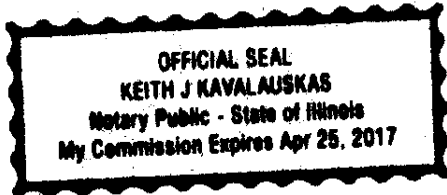
Given under my hand and official seal, this 29TH day of JANUARY, 2016.



Notary Public

My Commissions Expires: APR. 25, 2017

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 0340

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UNOFFICIAL COPY

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: 3-15-16 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on MARCH 15, 2016

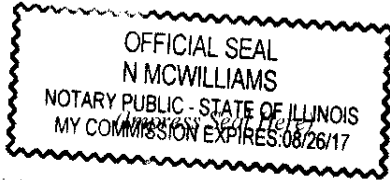


[Signature]
Notary Public

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: 3-15-16 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on MARCH 15, 2016



[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.]