

UNOFFICIAL COPY

ODILIS & ASSOCIATES, P.C.  
15W030 North Frontage Road  
Burr Ridge, Illinois 60527  
15-07464



Doc#: 1609615025 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/05/2016 01:07 PM Pg: 1 of 4

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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 **Odilon Gomez and Tomasa Gomez, as husband and wife** 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 **Federal National Mortgage Association**, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

LOT 14 IN BLOCK 5 IN WESTBROOK UNIT NO. 7 BEING MILLS AND SON'S SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly Known As: 2400 Silvercreek Drive  
Franklin Park, IL 60131



Exempt from review under Franklin Park document requirements pursuant to paragraph A(1) of Section 3-10-4 of the Franklin Park Village Code.

Tax Parcel Number: 12-28-418-014

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

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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 28 day of February, 2016.

X Odilon Gomez (SEAL)  
Odilon Gomez

X Tomasa Gomez (SEAL)  
Tomasa Gomez

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, **Odilon Gomez and Tomasa Gomez**, 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 28 day of February, 2016.

Daniel Gomez  
Notary Public

My Commission Expires: 1/22/17

SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal National Mortgage Association  
Attn: James Tiegen  
1 S. Wacker Drive  
Suite 1400  
Chicago, IL 60606  
312-368-6200

12-28-418-014

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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. 14-15-07464

Grantee is the holder of a mortgage or an assignee to a mortgage foreclosure proceeding. This deed is exempt from real estate transfer tax under 35ILCS 200/31-45 (L).

03-27-16

DATE

Matthew M. Moses

AGENT

Matthew Moses  
ATTORNEY 0278002

Property of Cook County Clerk's Office

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File # 14-15-07464

## 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 02/29/2016

Signature: *Odilon Gomez*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Odilon Gomez  
Date 02/29/2016  
Notary Public *Daniel Gomez*



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 03/29/16

Signature: *Matthew M. Mc...*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/29/16  
Notary Public *Nathan Beauchamp*



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.)