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Doc#: 1620910208 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/27/2016 02:36 PM Pg: 1 of 3

File No. 07-0-2813

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

Aleksandr Troyanovsky a/k/a Aleksandr Troyanovsky, a/k/a Alexander Troyanovsky, as trustee of The 4960 Warren Land trust dated July 1, 2008, Aleksandr Troyanovsky a/k/a Aleksandr Troyanovsky, a/k/a Alexander Troyanovsky, Tatyana Troyanovsky a/k/a Tanya Troyanovsky,

also known as the GRANTOR(S), 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 ("FANNIE MAE"), A corporation organized and existing under the laws of the United States of America and its successors in interest and/or assigns, the GRANTEE, all of the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

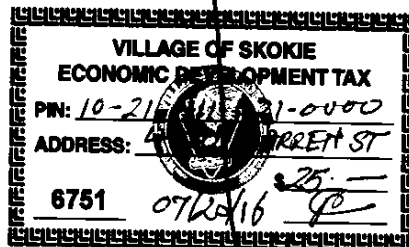
THE WEST 26 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 4 IN BLOCK 2 IN THE SUBDIVISION OF LOT 2 OF THE SUBDIVISION OF THE SOUTH 105 ACRES OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4960 WARREN STREET, SKOKIE, IL 60077

TAX NO: 10-21-411-021-0000

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 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(S) do covenant for their selves, their heirs, executors and assigns, that at the signing of the 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 assigns, against all lawful claims and demands whatsoever. Said GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.



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WITNESS the HAND and SEAL of the GRANTOR(S) on this 17 day of June, 2016.

X *[Signature]*
Aleksandr Troyanovsky a/k/a
Aleksandr Troyanovsky a/k/a
Aleksander Troyanovsky as trustee of
The 4960 Warren Land trust dated
July 1, 2008

X *[Signature]*
Aleksandr Troyanovsky a/k/a
Aleksandr Troyanovsky, Individually

X *[Signature]*
Tatyana Troyanovsky a/k/a
Tanya Troyanovsky

STATE OF ILLINOIS
COUNTY OF COOK) SS.

I, the undersigned, a NOTARY Public in and for the County and State aforesaid do hereby certify that, Aleksandr Troyanovsky a/k/a Aleksandr Troyanovsky, a/k/a Aleksander Troyanovsky, as trustee of The 4960 Warren Land trust dated July 1, 2008, Aleksandr Troyanovsky a/k/a Aleksandr Troyanovsky, a/k/a Aleksander Troyanovsky, Tatyana Troyanovsky a/k/a Tanya Troyanovsky,

the affiants, personally known to me to be the same persons 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 17 day of June, 2016.



[Signature]
Notary Public
My Commission Expires: 12/12/18

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

6-21-16 DATE *[Signature]* AGENT

THIS DOCUMENT PREPARED BY:
Pierce & Associates, P.C.
Return to: Terry Griffin
1 N. Dearborn St. Suite 1300

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO
Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX. 75254

File No. 9696-42813

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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 title to real estate under the laws of the State of Illinois.

Dated July 26, 2016

Signature: *Linda Talley*
Grantor or Agent

Subscribed and sworn to before me
By the said Linda Talley
This 26th day of July, 2016
Notary Public *Michael McGee*

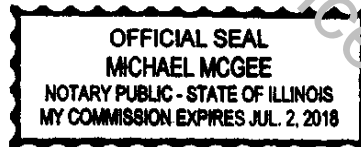


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date July 26, 2016

Signature: *Linda Talley*
Grantee or Agent

Subscribed and sworn to before me
By the said Linda Talley
This 26th day of July, 2016
Notary Public *Michael McGee*



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.)