

# UNOFFICIAL COPY



Doc#: 1623745089 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/24/2016 12:25 PM Pg: 1 of 3

File No. 2351-54927

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

Richard L. Moody a/k/a Richard Moody

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 NORTH 100 FEET OF THE SOUTH 133 FEET OF THE WEST 1/2 (EXCEPT THE WEST 33 FEET THEREOF) OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7943 SOUTH 84TH COURT, JUSTICE, IL 60458

TAX NO: 18-35-101-013-0000

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 these 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 23 day of July, 2016.

X [Signature]  
Richard L. Moody a/k/a  
Richard Moody

STATE OF Illinois  
COUNTY OF Will ) SS.

I, the undersigned, a NOTARY Public in and for the County and State aforesaid do hereby certify that,  
Richard L. Moody a/k/a Richard Moody

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 23 day of July, 2016.

SEAL



[Signature]  
Notary Public

My Commission Expires: 10/21/2019

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

8-23-16  
DATE

[Signature]  
AGENT

THIS DOCUMENT PREPARED BY:  
Pierce & Associates, P.C.  
Return to: Terry Griffin  
1 N. Dearborn St. Suite 1300  
Chicago, IL 60602

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
Federal National Mortgage Association  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254  
312-368-6200  
File No. 2351-54927

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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 August 22, 2016

Signature: *Linda Talley*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Linda Talley  
This 22nd, day of August, 2016  
Notary Public *Dalila Cortes*

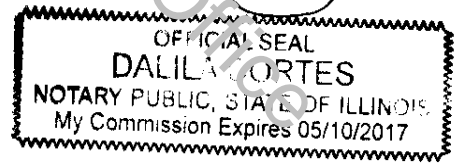


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 22, 2016

Signature: *Linda Talley*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Linda Talley  
This 22nd, day of August, 2016  
Notary Public *Dalila Cortes*



**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.)