

# UNOFFICIAL COPY



\*1626619254I\*

Doc#: 1626619254 Fee: \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/22/2016 12:50 PM PG: 1 OF 3

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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 **Linnie L. Teagucs, divorced and not since remarried**, 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 Home Loan Mortgage Corporation**, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

LOT 115 IN RICHTON HILLS 1ST ADDITION A PART OF SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT THEREOF WHICH WAS RECORDED SEPTEMBER 14, 1967, IN PLAT BOOK 745, PAGE 4 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, DOCUMENT 20260383, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4220 Greenbrier Lane  
Richton Park, IL 60471

Tax Parcel Number: 31-27-410-008

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

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lawful claims and demands whatsoever. Said GRANTORS 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.

WITNESS the HAND and SEAL of the GRANTORS on this 12 day of Sept, 2016.

X Linnie L. Teagues (SEAL)  
Linnie L. Teagues

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, **Linnie L. Teagues**, 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 12 day of Sept, 2016.

[Signature]  
Notary Public

My Commission Expires: 12-4-17

SEAL



ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Federal Home Loan Mortgage Corporation  
Attn: Shannon Clemmons  
8200 Jones Branch Drive  
McLean, VA 22102  
1-972-395-2807  
Tax Parcel Number: 31-27-410-008

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. 14-16-07073

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).

9/21/16  
DATE

[Signature]  
AGENT

Robert Spickerman  
ARDC# 6298715

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File # 14-16-07073

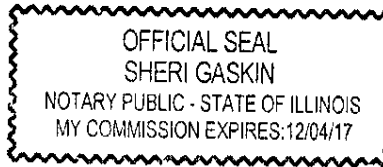
## STATEMENT BY GRANTOR AND GRANTEE

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 9/12/16

Signature: *Linnie Teague*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Linnie L. Teague  
Date 9-12-16  
Notary Public *[Signature]*

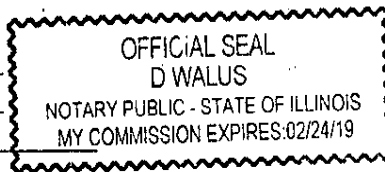


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9/21/16

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 9/21/16  
Notary Public *[Signature]*



Robert Spickerman  
ARDC# 6298715

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.)