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1713015083D

Doc# 1713015083 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/10/2017 11:29 AM PG: 1 OF 3

THIS DOCUMENT PREPARED BY:
PIERCE & ASSOCIATES
Return to: Terry Griffin
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602

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

PA #1409253

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

Terry M. Hardnick,

the GRANTOR herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does 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, the GRANTEE, their successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

LOT 408 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION, BEING
A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 7226 SOUTH PEORIA STREET, CHICAGO, IL 60621

TAX NO: 20-29-213-034-0000

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 AND 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 does covenant for their self, 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 appurtenances thereunto belonging, unto said GRANTEE, its successors and assigns, against all lawful claims and demands whatsoever. Said GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

Ryok

REAL ESTATE TRANSFER TAX

10-May-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-29-213-034-0000 | 20170301626528 | 1-812-083-136

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

REAL ESTATE TRANSFER TAX

10-May-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-29-213-034-0000 | 20170301626528 | 2-101-563-840

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WITNESS the HAND and SEAL of the GRANTOR on this 11 day of 30, 2016.

x *Terry M. Hardnick*
Terry M. Hardnick

STATE OF IL) SS.
COUNTY OF COOK

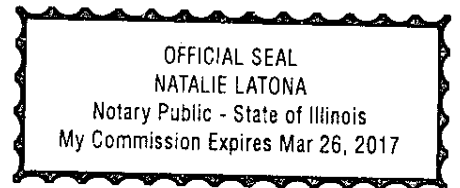
I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

Terry M. Hardnick

the affiant, personally known to me to be the same person whose name is 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 30 day of Nov, 2016.

Natalie Latona
Notary Public



SEAL

My Commission Expires: Mar 26, 2017

"EXEMPT UNDER PROVISION OF PARAGRAPH 1, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

1/5/2017 *Gregory P. Bush* attorney for grantee
DATE AGENT

Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of Chicago

as the subject conveyance is consideration under Ten Dollars (\$10.00).

1/5/2017 *Gregory P. Bush* attorney for grantee
DATE AGENT

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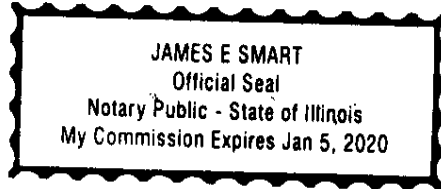
STATEMENT BY GRANTOR AND GRANTEE

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 March 23, 2017

Signature: [Signature] Attorney
Grantor or Agent Agent

Subscribed and sworn to before me
By the said Stacy Borch
This 23 day of March, 2017
Notary Public [Signature]



for Terry Hardrick

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 March 24, 2017

Signature: [Signature] attorney for
Grantee or Agent grantee

Subscribed and sworn to before me
By the said Gregory Barabakoff
This 24th day of March, 2017
Notary Public [Signature]



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.)