

# UNOFFICIAL COPY



Doc# 1717306166 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2017 03:32 PM PG: 1 OF 4

Preparer

Information Kenneth Johnson 230 W. Monroe Street, Ste 1125, Chicago, IL 60606 (312) 541-9710

Individual's Name Street Address City Phone

Address Tax Statement: FEDERAL NATIONAL MORTGAGE ASSOCIATION, 14221 Dallas Parkway, Suite 1000; Dallas, TX 75254

## WARRANTY DEED IN LIEU OF FORECLOSURE

The GRANTOR(S), Antoinette Anderson, a single woman, whose address is 6450 W. Berteau Avenue, #407; Chicago, IL 60634, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between GRANTOR(S) and the Grantee, FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, and the release of GRANTOR(S), to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on January 22, 2008 in the principal sum of \$222,100.00 that certain Mortgage securing said Note bearing even date thereof and recorded on May 2, 2008 as Document No. 80394004, in the County of Cook, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Cook, State of Illinois, to wit:


## LEGAL DESCRIPTION:



UNIT 3-407 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99465987, AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PROPERTY ADDRESS:

6450 W. BERTEAU AVENUE, UNIT 407, CHICAGO, IL 60634

P.I.N.: 13-18-409-074-1129 VOL. 0343.

REAL ESTATE TRANSFER TAX	22-Jun-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

REAL ESTATE TRANSFER TAX	22-Jun-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-18-409-074-1129 | 20170601677001 | 1-784-710-592

13-18-409-074-1129 | 20170601677001 | 0-856-810-944

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

JA

# UNOFFICIAL COPY

This Mortgage Release is an absolute conveyance and grant of all of GRANTOR(S)' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, GRANTOR(S) having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

GRANTOR(S) further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of GRANTOR(S)' selection; (b) that there are no agreements, oral or written, other than this Mortgage Release and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property except for a lease agreement and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for GRANTOR(S) waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

It is expressly understood by the Parties that each Party shall bear its own costs in connection with the Dispute, Litigation, the Modification and this Agreement; and the Parties waive and release any claims they otherwise have or may have had to such costs and attorney's fees.

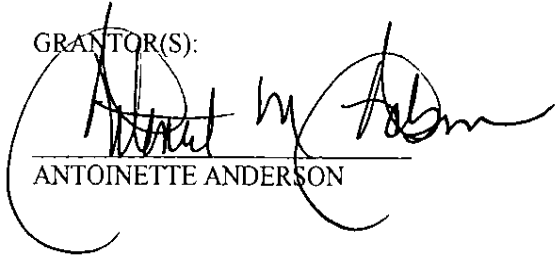
Please note that if you have an escrow account, unless otherwise required by applicable law, we will make your tax and/or insurance payments only if your account is less than 30 days delinquent or your account has sufficient funds. If your account is more than 30 days delinquent or has insufficient funds for disbursement, Seterus will not advance funds and you will be responsible for any tax or insurance payments, penalties or interest. Any remaining funds held by Seterus in your escrow, suspense or hazard claims account will be applied toward the remaining amounts owed.

Please also note that you agree that Fannie Mae keeps any hazard claim proceeds or interest accrued on those proceeds as a part of the DIL transaction (as opposed to disbursing those hazard claim proceeds to you).

The execution and delivery of this Mortgage Release is and shall be construed as Grantee's release of GRANTOR(S) from any personal liability to the extent and as provided in the Settlement Agreement. This Mortgage Release maybe executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, GRANTOR(S) has executed this Mortgage Release as of the 26<sup>th</sup> day of May, 2017.

GRANTOR(S):

  
ANTOINETTE ANDERSON

This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (L) 6/21/17  
Resa L. M.

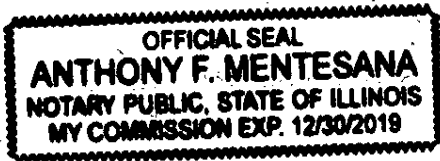
# UNOFFICIAL COPY

STATE OF Ill

COUNTY OF Cook

On this 26th day of May, 2017, before me personally appeared Antoinette Anderson, a single woman, known to be the person that executed the within Mortgage Release and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, his 26th day of May, 2017.



[Signature]  
Notary Public

My Commissions Expires: December 30, 2019

Tax Statements for the real property described in this instrument should be sent to:

Federal National Mortgage Association  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

This document was drafted by  
And is to be returned to:  
Kenneth J. Johnson  
Johnson, Blumberg & Associates, LLC  
230 West Monroe Street; Suite 1125  
Chicago, IL 60606

# UNOFFICIAL COPY

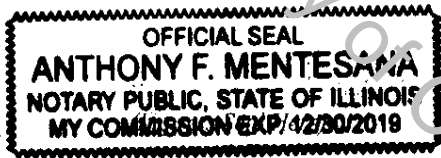
## STATEMENT BY GRANTOR AND GRANTEE

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

Date: May 24, 17

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



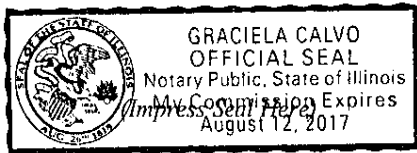
[Handwritten Signature]  
Notary Public

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

Date: 6/21/17

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]  
Notary Public

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 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 Act.]