

# UNOFFICIAL COPY

Doc#: 1733849191 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/04/2017 11:46 AM Pg: 1 of 3

Dec ID 20171201663070

File No. 263237-119382

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

John F Ristau and Denise C. Ristau, husband and wife

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 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:

LOT 31 (EXCEPT THE WEST 13 FEET THEREOF) AND THE WEST 24 FEET OF LOT 32 IN BLOCK 9 IN WESTWOOD BEING MILLS AND SONS SUBDIVISION IN THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7916 West Metropole Street, Elmwood Park, IL 60707

TAX NO: 12-25-108-086-0000

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 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.

WITNESS THE HAND and SEAL of the GRANTOR(S) on this 19<sup>TH</sup> day of SEPTEMBER 2017.

X

John F. Ristau  
John F. Ristau

X

Denise C. Ristau  
Denise C. Ristau

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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,

John F Ristau  
Denise C. Ristau

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 19<sup>th</sup> day of SEPTEMBER, 2017.

SEAL



[Signature]  
Notary Public

My Commission Expires: 7/16/20

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

11/20/17  
DATE

[Signature]  
AGENT

THIS DOCUMENT PREPARED BY:  
McCalla Raymer Leibert Pierce, LLC  
Return to: Deed in Lieu  
1 N. Dearborn St. Suite 1200  
Chicago, IL 60602

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:  
Federal National Mortgage Association  
14221 Dallas Parkway  
Ste. 1000  
Dallas, TX 75254  
File No. 263237-119382



Village of Elmwood Park  
Real Estate Transfer Stamp

**EXEMPT**

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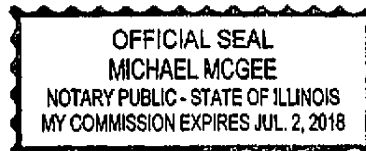
## STATEMENT BY GRANTOR AND GRANTEE

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 November 29, 2017

Signature: \_\_\_\_\_  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_ AGENT  
This 29, day of November, 2017  
Notary Public Michael McGee

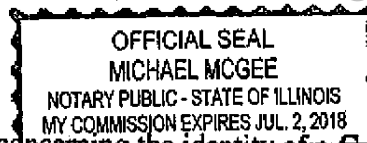


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 29, 2017

Signature: \_\_\_\_\_  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_ AGENT  
This 29, day of November, 2017  
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.)