

UNOFFICIAL COPY

Doc#: 1801908095 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/19/2018 10:11 AM Pg: 1 of 3

Dec ID 20180101686746

File No. 262527-115096

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

Gregory D Sistowicz
Roberta L Sistowicz

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:

LOT 17 IN OAK PARK AVENUE HOME ADDITION, BEING A SUBDIVISION OF LOT 6 IN PART OF THE WEST 51.49 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 41 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2507 Wesley Avenue, Berwyn, IL 60402

TAX NO: 16-30-226-003-0000

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 maintain 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.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION
DATE 12-28-17 TELLER

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WITNESS the HAND and SEAL of the GRANTOR(S) on this 7TH day of DECEMBER, 2017.

X Gregory D. Sistowicz
Gregory D Sistowicz

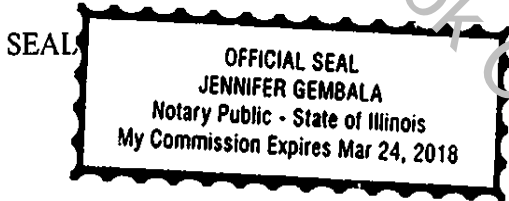
X Roberta L. Sistowicz
Roberta L Sistowicz

STATE OF IL
COUNTY OF COOK) SS.

I, the undersigned, a NOTARY Public in and for the County and State aforesaid do hereby certify that, Gregory D Sistowicz
Roberta L Sistowicz

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 7 day of Dec, 2017



[Signature]
Notary Public

My Commission Expires: 03/24/2018

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

12/8/17 [Signature]
DATE 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. 262527-115096

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STATEMENT BY GRANTOR AND GRANTEE

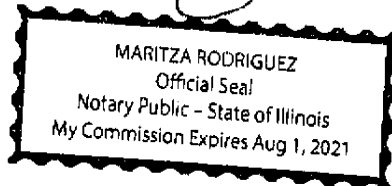
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Jan 3, 2018

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said _____ AGENT
This 3 day of Jan, 2018
Notary Public Maritza Rodriguez



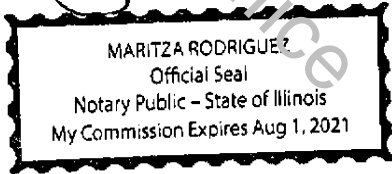
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Jan 3, 2018

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said _____ AGENT
This 3 day of Jan, 2018
Notary Public Maritza Rodriguez



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.)