

UNOFFICIAL COPY



Doc#: 0906518065 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2009 03:48 PM Pg: 1 of 3

After Recording Return To:
RUTH RUHL, P.C.
[Company Name]
Attn: Recording Department
[Name of Natural Person]
2305 Ridge Road, Suite 106
[Street Address]
Rockwall, Texas 75087
[City, State, Zip]

Prepared By:
RUTH RUHL, P.C.
2305 Ridge Road, Suite 106
Rockwall, TX 75087

Loan No.: 0046300331
Investor No.: 0046300331

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Paul Dadian, unmarried
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 Aurora Loan Services, LLC

the GRANTEE,
his successors and assigns, all of the following described premises situated in the County of Cook
State of Illinois, to-wit:
THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE
OF ILLINOIS, TO WIT:

LOT 25 IN BLOCK 10 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN THE
NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 14-30-113-026

Commonly Known As: 2962 North Oakley Avenue, Chicago, Illinois 60618

ILLINOIS WARRANTY DEED IN LIEU OF FORECLOSURE
Exempt Under the Estate Transfer Tax Law

Sec. 200/31-45 Para. L & Cook County

Ordinance 95104 Para. M

Date 3-6-09 Sign. [Signature]

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Exempt under Provisions of Paragraph
M, Sec. 3-33 of the Chicago
Transaction Tax Ordinance.

Date 3-6-09
[Signature]
Buyer/Seller Representative

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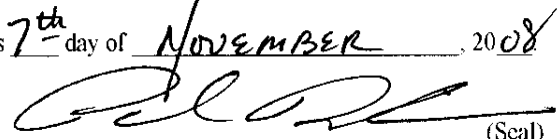
Loan No.: 0046300331
Investor No.: 0046300331

THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, their successors and/or assigns in said property under said mortgage whether guaranteed, insured or direct loan, shall not merge, and that said mortgage shall not merge, and that said mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Paul Dadian, unmarried

, as Mortgagor to Mortgage Electronic Registration Systems, Inc. as nominee for Lehman Brothers Bank, FSB, as Mortgagee, dated May 3rd, 2007, and recorded on June 6th, 2007 in Book N/A, Page N/A, Instrument No. 0715760089 which was assigned to Aurora Loan Services, LLC by an assignment recorded on March 14th, 2008 in Book N/A, Page N/A, Instrument No. 0807457110 at the Cook County Clerk's Office.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his 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 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, his successors and assigns, against all 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 7th day of NOVEMBER, 2008


Paul Dadian (Seal)

(Seal)

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, Paul Dadian 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 7th day of Nov, 2008

SEAL
OFFICIAL SEAL
JOSEPH T. WITZSIMMONS
Notary Public - State of Illinois
My Commission Expires Nov 13, 2011


Notary Public
My Commission Expires: 13 Nov 2011

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Aurora Loan Services, LLC, 666 E 75th Street, Suite 300, Indianapolis, Indiana 46256

"TAX EXEMPT PURSUANT TO PARAGRAPH L, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT."

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STATEMENT BY GRANTOR AND GRANTEE

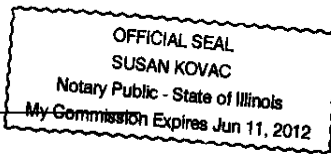
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 5, 2009

Signature: _____
Grantor or Agent

Subscribed and sworn to before me this
5 day of March, 2009

Susan Kovac
Notary Public



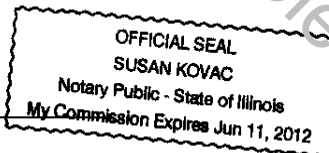
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: March 5, 2009

Signature: _____
Grantee or Agent

Subscribed and sworn to before me this
5 day of March, 2009

Susan Kovac
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identify 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)