UNOFFICIAL COPY



Doc#: 0913103013 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 05/11/2009 10:23 AM Pg: 1 of 4

After Recording Peturn To:

RUTH RUHL, F.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.: 0039406756 Investor No.: 0039406756

Ox Coot Count WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Cyrell R. McLemore

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 Can 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number: 20-10-314-028-1005

Commonly Known As: 5432 South Prairie Avenue 3N, Chicago, Illinois 60615

0913103013 Page: 2 of 4

UNOFFICIAL COPY

Loan No.: 0039406756 Investor No.: 0039406756

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 Cyrell R. McLemore . as Mortgagor

to Mortgage Electronic Registration Systems, Inc. as nominee for Lehman Brothers Bank, FSB , as Mortgagee, dated October 13th, 2006 , and recorded on November 24th, 2006 in Book N/A , Page N/A , Page N/A , which was assigned to Aurora Loan Services LLC

by an assignment recorded simultaneously herewith at the Cook County Clerk's Office.

TO HAVE AND TO LOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTER, 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 indef as the 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 as signs 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 wrive 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 20 day of December, 2008							
WITNESS th	ne HAND and SEAL of the G	RANTO'S on this之	O day of 15ccentrates	, 20 <u>-22</u> ,			
		C	Cytell R. McLemore	(Seal)			
		_	<u> </u>	(Seal)			
			C				
State of Illin	nois	SS.	(Q _p)				
County of			Tio				
Cyrell R. M foregoing it	IcLemore personal	ne this day in person ar ne voluntary act for the	State aforesaid do hereby certify that, the same person(s) whose I ame; are s and acknowledged that they signed, coate the uses and purposes therein set forth, it				
Given unde	er ny hand and Notarial Seal	this day of D	EC ,20 <u>08</u>	nes)			
SEAL	NOTARY PUB	ZA FILLI NOIS 5:11/ 15/11	Notary Public Erub lel My Commission Expires:	Espanza 11511			

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Aurora Loan Services LLC, 10350 Park Meadows Drive, Littleton, Colorado 80124

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

ILLINOIS WARRANTY DEED IN LIEU OF FORECLOSURE

Page 2 of 2

0913103013 Page: 3 of 4

UNOFFICIAL COPY

Loan No.: 0039406756 Investor No.: 0039406756

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

UNIT 3 NOKITAN PRAIRIE GARDEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 51.25 FEET OF THAT PART OF THE SOUTH 1/2 OF BLOCK 9 LYING EAST OF A LINE DRAWN PARALLEL TO AND 170.83 FEET EAST OF THE EAST LINE OF INDIANA AVENUE AS NOW OPENED IN JENNINGS AND MOFFETT'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 99883070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, Coot County Clert's Office ILLINOIS.

TAX ID NO.: 20-10-314-028-1005

UNOFFLANCIA FINANCIA CRPY

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 party ership 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.

18M8 Of the Petito of Humoro			
Dated March 4TH , 2009	Λ		ſ. a.a
4	Signature:	yell Kinc	emere
Ox	Jignaturo	() Grantoz	ON PROUSE.
		OFFICIAL NA'REE BUC	SEAL KHALTER
Subscribed and sworn to before mit		NA'REE BUC NOTARY PUBLIC -S	STATE OF ILLINOIS
By the said This 1th, day of Much 1009		NOTARY COMMISSION	EXPIRES:12/06/12
Notary Public M. 18		·	
4		f the grantee sho	wm on the deed
no dididiocifian ti	** ***	H HIE VIBLIUSE BUY	1117 OIT WIS SALE

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 10	, 20 <u>09</u>	L COM
	Signate	ure: Shawnood Moruman
		Grante . Agent
Subscribed and sworn to before my	MIM /	E www a to VA
By the said) will did fill fill		
This, day of	, 2064	The same of the sa
Notary Public HERIE BLACE		693
	4. [2]	Cunntes pho

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeaner for the first offense and of a Class A misdemeaner 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.)

