

# UNOFFICIAL COPY



Doc#: 1201246010 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/12/2012 11:08 AM Pg: 1 of 5

## WARRANTY DEED IN LIEU OF FORECLOSURE

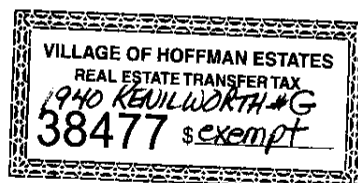
KNOW ALL MEN THESE PRESENTS, that MARIA C. SANTOS, F/K/A MARIA S. VELARDE, DIVORCED AND NOT SINCE REMARRIED, AND MARIA C. SANTOS, AS TRUSTEE OF THE MARIA C. SANTOS REVOCABLE TRUST AGREEMENT AS TO 50 PERCENT INTEREST, the GRANTOR(S) for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in consideration of the full cancellation and satisfaction of the mortgage indebtedness in favor of Federal National Mortgage Association (FNMA), does give, grant, bargain, sell and convey to Federal National Mortgage Association (FNMA), the GRANTEE, its successors and assigns, all the following described premises situated in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

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 GRANTOR(S) does 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 GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not homestead property as to the grantor.

The acceptance and recording of this deed is expressly subject to and contingent upon JPMorgan Chase Bank, National Association being satisfied with the condition of title.



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WITNESS the HAND and SEAL of the GRANTOR(S) on this 28 day of September, 2011

[Signature] (SEAL)  
Maria C. Santos f/k/a Maria S. Velarde

[Signature] (SEAL)  
Maria C. Santos f/k/a Maria S. Velarde  
As Trustee of the Maria C. Santos Revocable  
Trust Agreement

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 12 OF THE REAL ESTATE  
TRANSFER ACT AS AMENDED.

BY Valerie [Signature]  
DATE 01/10/2012  
REPRESENTATIVE

Property of County Clerk's Office

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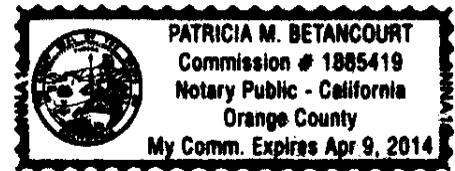
STATE OF California  
COUNTY OF Orange ) ss.

I, Patricia M Betancourt, a Notary Public in and for the County and State aforesaid, do hereby certify that MARIA C. SANTOS, F/K/A MARIA S. VELARDE, DIVORCED AND NOT SINCE REMARRIED, AND MARIA C. SANTOS, AS TRUSTEE OF THE MARIA C. SANTOS REVOCABLE TRUST AGREEMENT AS TO 50 PERCENT INTEREST, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she they signed, sealed and delivered the same instrument as a free and voluntary act for the uses and purposes therein set forth with full knowledge of the ramifications of the execution of this deed, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 28 day of September, 2011

Patricia M Betancourt  
Notary Public

My commission expires: 4-9-14  
(SEAL)



Send Tax Bill to:  
ADDRESS OF GRANTEE:  
Federal National Mortgage Association (FNMA)  
7255 Baymeadows Way  
Jacksonville, Florida 32256

Address of Property:  
1940 Kenilworth Circle Unit G  
Hoffman Estates, IL 60169

MAIL TO: Valerie Kindsvogel  
Fisher and Shapiro, LLC  
Attorneys for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847)291-1717

This instrument was drafted by Valerie Kindsvogel  
Fisher and Shapiro, LLC  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015

Contact for Grantee: Kelly Livingston  
7255 Baymeadows Way  
Jacksonville, FL 32256  
904-886-1630

Deposit in Recorder's Box #254  
Case file no: 10-047217

EXEMPT 35 ILCS 200/31-45 ( )  
DATE  
REPRESENTATIVE

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## Exhibit A

Information required by 735 ILCS 5/15-1509.5

Name of Grantee: Federal National Mortgage Association (FNMA)  
Address of Grantee: 7255 Baymeadows Way, Jacksonville, FL 32256  
Telephone Number: 904-886-1630

Name of Contact Person for Grantee: Kelly Livingston  
Address of Contact Person for Grantee: 7255 Baymeadows Way, Jacksonville, FL 32256  
Contact Person Telephone Number: 904-886-1630

## LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 1940-G IN THE HUNTINGTON CLUB II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK 14 IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 93924435, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 27, 1994 AS DOCUMENT NUMBER 94839138 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT, FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979 AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NUMBERS 25214474 AND LR 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED.

PARCEL 3: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943916 FOR THE PURPOSES SET FORTH THEREIN.

Commonly known as 1940 Kenilworth Circle, Unit G, Hoffman Estates, IL 60169

Permanent Index No.: 07-08-109-072-1047

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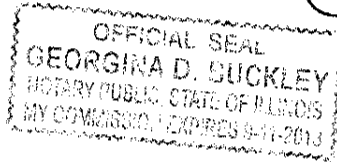
## STATEMENT BY GRANTOR AND GRANTEE

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 January 10<sup>th</sup>, 2012

Signature: *Valerie Kindred*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 10<sup>th</sup> day of January, 2012  
Notary Public Georgina D Buckley

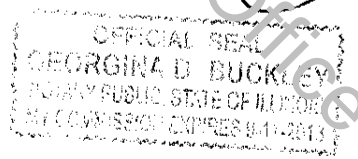


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 10<sup>th</sup>, 2012

Signature: *Valerie Kindred*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 10 day of January, 2012  
Notary Public Georgina D Buckley



**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.)