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Doc#: 1210957508 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2012 03:25 PM Pg: 1 of 9

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, TX 75204

Loan No.: 0596688140
Investor No.: 1697210670

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Tynisa Rodriguez, a single woman

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 Federal National Mortgage Association

its 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: 15-12-429-062-1015 and 15-12-429-062-1112

Commonly Known As: 310 Lathrop Avenue 202, Forest Park, Illinois 60130

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Loan No.: 0596688140
 Investor No.: 1697210670

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 Tynisa Rodriguez, a single woman, as Mortgagor to Mortgage Electronic Registration Systems, Inc., as nominee for Irwin Mortgage Corporation, as Mortgagee, dated October 29th, 2004, and recorded on November 9th, 2004 in Book N/A, Page N/A, Instrument No. 0431414038 which was assigned to Nationstar Mortgage LLC

by an assignment recorded simultaneously herewith 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.

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Loan No.: 0596688140
Investor No.: 1697210670

WITNESS the HAND and SEAL of the GRANTORS on this 24th day of March, 2012

Tynisa Rodriguez (Seal)
Tynisa Rodriguez

_____ (Seal)

_____ (Seal)

_____ (Seal)

State of Illinois

County of Cook

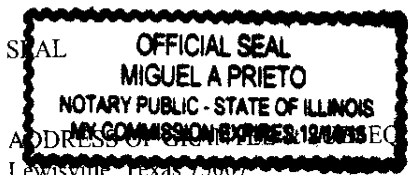
SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,
Tynisa Rodriguez

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 24 day of March, 2012

Miguel A Prieto
Notary Public
My Commission Expires: 12-14-15



ADDRESS OF GRANTOR: NATIONSTAR MORTGAGE SECURED TAX BILLS TO: Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, Texas 75067

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

3-24-12 4-6-12 (RP)
Date

Tynisa Rodriguez (Seal)
Kath Rubel (RP)

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EXHIBIT A

UNIT 310-202 AND PARKING UNIT F-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FOREST PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 021302647, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-12-429-062-1015 AND 15-12-429-062-1112
PROPERTY ADDRESS: 310 S. LATHROP, UNIT 202, FOREST PARK, IL 60130

Property of Cook County Clerk's Office

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Loan No.: 0596688140
Investor No.: 1697210670

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois

SS

County of Cook

Tynisa Rodriguez, a single woman

, referred to as Affiant(s)

being first duly and separately sworn each for himself and herself, deposes and says:

That they are the identical parties who made, executed and delivered that certain deed to Federal National Mortgage Association dated the 24 day of March, 2012, conveying the property commonly known as: 310 Lathrop Avenue 202, Forest Park, Illinois 60130.

That the aforesaid deed was an absolute conveyance of the title to said premises to the Grantee named therein in effect as well as in form, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been or will be surrendered to the said Grantee; that the consideration in aforesaid deed was and is the full cancellation of all debts, obligations, costs, and charges heretofore existing under and by virtue of the terms of a certain mortgage heretofore existing on the property therein and hereinbefore described executed by Tynisa Rodriguez, a single woman.

to Mortgage Electronic Registration Systems, Inc., as nominee for Irwin Mortgage Corporation, as Mortgagee, dated October 29th, 2004, recorded on November 9th, 2004, in Book N/A, Page N/A, Instrument No. 0431414038, and assigned to Nationstar Mortgage LLC

by assignment recorded simultaneously herewith in the Office of the Registrar/Recorder of Deeds of Cook County, State of Illinois, and the cancellation of record by said Grantee of said mortgage provided there are no secondary liens or encumbrances to the said property.

That the aforesaid deed and conveyance was made by these Affiants as the result of their request that the Grantee accept such deed and was their free and voluntary act; that at the time of making said deed these deponents felt and still feel that the mortgage indebtedness above mentioned represented a fair value of the property so deeded; that said deed was not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than the Grantee therein named, interested, either directly or indirectly, in said premises; that these deponents are solvent and have no other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed; and that deponents in offering to execute the aforesaid deed to the Grantee therein, and in executing same, were not acting under any duress, undue influence, misapprehension, or misrepresentation by the Grantee in said deed, and that it was the intention of these deponents as Grantors in said deed to convey and by said deed these deponents did convey to the Grantee therein all their right, title, and interest absolutely in and to the premises described in said deed.

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Loan No.: 0596688140
Investor No.: 1697210670

Affiants further state that up to this date no contracts for the furnishing of labor or material on the foregoing premises have been made, no improvements or repairs have been made on the premises described above or upon any building on said land, or any work done thereon which has not been fully completed and paid for, nor have any materials which have not been fully paid for been furnished for use upon said land or any building thereon, and that no contract of any kind has been made, nor anything done, suffered or permitted in relation to said land or any building thereon or improvement thereof, in consequence of which any lien may be claimed or enforced against said land under the Mechanics Lien laws of the state in which the foregoing property is located.

Affiants further state that no agreement or contract for conveyance, or deed of conveyance, or written lease, or writing whatsoever, is or are in existence adversely affecting the title to said premises

This affidavit is made for the protection and benefit of the aforesaid Grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned.

Tynisa Rodriguez (Seal)
Tynisa Rodriguez

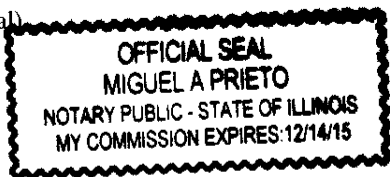
_____ (Seal)

_____ (Seal)

_____ (Seal)

The foregoing was subscribed and sworn to before me in the County of Cook, State of Illinois, this 24 day of March, 2012, and

(Seal)



[Signature]

Notary Public, State of Illinois

My Commission Expires: 12-14-15

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Loan No.: 0596688140
Investor No.: 1697210670

CONDITIONAL DELIVERY OF DEED (to be attached to the Estoppel Affidavit)

It is understood and agreed by Grantor that the Deed to Federal National Mortgage Association

(“Grantee”), mentioned in the Estoppel Affidavit delivered together herewith, is intended to convey a marketable title free and clear of all liens or encumbrances, that the Grantee intends to have the title to and condition of said premises examined before finally accepting said Deed; and, that the Grantee, in its sole discretion, reserves the right to reject said Deed, and to have the holder of the Note and the Mortgage/Deed of Trust/Security Deed proceed with foreclosure and assert all of the rights of the holder under the Note and Mortgage/Deed of Trust/Security Deed described in the first paragraph of said Estoppel Affidavit.

Signed this 26th day of March, 2012.

Tynisa Rodriguez
Tynisa Rodriguez -Grantor

-Grantor

-Grantor

-Grantor

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UNIT 310-202 AND PARKING UNIT P-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FOREST PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 021302647, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 17 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-12-429-062-1015 AND 15-12-429-062-1112
PROPERTY ADDRESS: 310 S. LATHROP, UNIT 202, FOREST PARK, IL. 60130

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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 land trust is either a natural person, and 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 April 17, 2012

[Signature]
Signature of Grantor or Agent



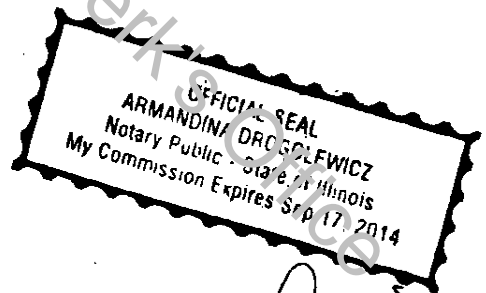
Subscribed and sworn to before
Me by the said [Signature]
this 17 day of April,
2012

NOTARY PUBLIC Armandina Drozdzewicz

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 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.

Date April 17, 2012

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said [Signature]
This 17 day of April,
2012

NOTARY PUBLIC Armandina Drozdzewicz

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)