

# UNOFFICIAL COPY



Doc#: 1224917020 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2012 09:18 AM Pg: 1 of 4

**Prepared By:**

Leila H. Hansen, Esq.  
9041 S. Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

**After Recording Mail To:**

Wells Fargo Bank, N.A.  
1 Home Campus X2303-03C  
Des Moines, Iowa 50328

**Mail Tax Statement To:**

Wells Fargo Bank, N.A.  
1 Home Campus X2303-03C  
Des Moines, Iowa 50328

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No.: 6906011  
Reference No.: 1706970854

## QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) **Federal National Mortgage Association, by assignment**, for **TEN AND NO/100 DOLLARS (\$10.00)** CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Wells Fargo Bank, N.A.**, whose address is 1 Home Campus X2303-03C, Des Moines, Iowa 50328, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

UNIT 4, THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, THENCE SOUTH 89 DEGREES, 20 MINUTES, 50 SECONDS WEST, 143.18 FEET ON THE SOUTH LINE OF LOT 2 TO THE WEST OF LINE OF LOT 2; THENCE NORTHERLY 82.31 FEET OF SAID WEST LINE; THENCE SOUTH 71 DEGREES, 53 MINUTES, 59 SECONDS EAST, 139.49 FEET THROUGH A PARTY WALL TO THE EAST LINE OF LOT 2; THENCE SOUTH 0 DEGREES 39 MINUTES 10 SECONDS EAST, 36.46 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 11, IN SURREYBROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Site Address: **21747 South Carol Avenue, Sauk Village, Illinois 60411**

Permanent Index Number: **32-25-117-011-0000**

Prior Recorded Doc. Ref.: **Deed: Recorded: June 15, 2012; Doc. No. 1216744020**

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHAPTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

Exemption Codes: County: 74-106 (2) State: 35 ILCS 200/31-45 (e)

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114

FANNIE MAE/NDTS  
45455909 IL  
FIRST AMERICAN ELS  
QUIT CLAIM DEED

S Y  
P Y  
S N  
M N  
SC Y  
E Y  
BT A

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Dated this 27<sup>th</sup> day of July, 2012.

Federal National Mortgage Association, by assignment

BY: [Signature]

Printed Name & Title: Victor Bustos, REO Supervisor

of National Default Title Services, a  
Division of First American Title Insurance  
Company, Attorney in fact and/or agent for  
Federal National Mortgage Association, by assignment

### ACKNOWLEDGMENT

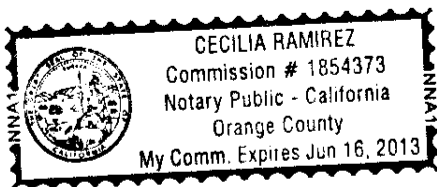
STATE OF California  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 2012, by Victor Bustos, as REO Supervisor of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, by assignment, a Federally Chartered Corporation, on behalf of the corporation.

**NOTARY STAMP/SEAL**

[Signature]  
NOTARY PUBLIC

PRINTED NAME OF NOTARY  
MY Commission Expires: \_\_\_\_\_



AFFIX TRANSFER TAX STAMP OR	
Exempt under Real Estate Transfer Tax Law 30 ILCS 200/31-45 sub par. <u>E</u> and Cook County Ord. 93-0-27 par. <u>2</u>	
<u>7/27/12</u> Date	<u>[Signature]</u> Buyer, Seller or Representative

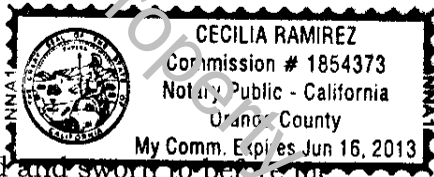
# UNOFFICIAL COPY

## 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 7/27/, 2012.

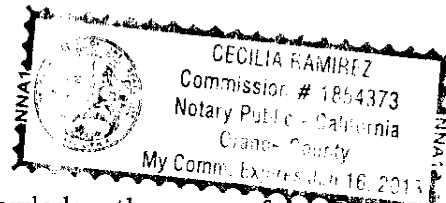
Signature: [Signature]



National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association

Subscribed and sworn to before me by the said, National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, this 27 day of July, 2012

Notary Public: [Signature]



The GRANTEE 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 July 24, 2012.

Signature: [Signature] **NATHAN L. BRENNAN**  
Wells Fargo Bank, N.A. Vice President Loan Documentatio

Subscribed and sworn to before me by the said, Wells Fargo Bank, N.A., this 24 day of July, 2012.

Notary Public: [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

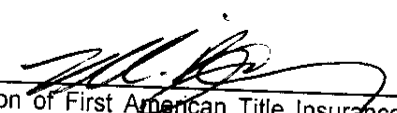
STATE OF California )  
COUNTY OF Orange ) ss

National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, being duly sworn on oath, states that he/she resides at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

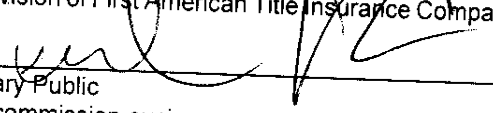
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
National Default Title Services, a Division of First American Title Insurance Company,  
Attorney in fact and/or agent for Federal National Mortgage Association

SUBSCRIBED AND SWORN to before me this 27<sup>th</sup> day of July, 2012, National Default Title Services,  
a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association.

  
Notary Public  
My commission expires: \_\_\_\_\_

