

UNOFFICIAL COPY



Doc#: 1229918013 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/25/2012 08:28 AM Pg: 1 of 5

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN THESE PRESENTS, that ROBERTO HERRERA and ESTRELLA HERRERA, married to each other, 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 HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D, does give, grant, bargain, sell and convey to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D, 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 to 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 HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D being satisfied with the condition of title.

City of Chicago
Dept. of Finance
630706



Real Estate
Transfer
Stamp

10/23/2012 8:14

\$0.00

dr00347

Batch 5,443,402

UNOFFICIAL COPY

WITNESS the HAND and SEAL of the GRANTOR(S) on this 25th day of Sept, 2012

Roberto Herrera (SEAL)
ROBERTO HERRERA

Estrella Herrera (SEAL)
ESTRELLA HERRERA

Property of Cook County Clerk's Office

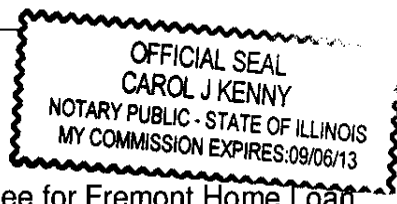
UNOFFICIAL COPY

State of Illinois
County of ~~Lake~~ *Cook*

Signed or attested before me on 9/25/12 by ROBERTO HERRERA
ESTRELLA HERRERA
HUSBAND & WIFE

Signature of Notary Public

My commission expires: 9/6/13
(SEAL)



Send Tax Bill to:
ADDRESS OF GRANTEE:
HSBC Bank USA, National Association, as Trustee for Fremont Home Loan
Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D
1661 Worthington Road, Suite 100
P.O. Box 24737
West Palm Beach, Florida 33409

Address of Property:
11400 South Talman Avenue
Chicago, IL 60655

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

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

Contact for Grantee:
Kevin Jackson
1661 Worthington Rd., Suite 100, West Palm
Beach, FL 33409
(800)746-2936

Deposit in Recorder's Box #254

EXEMPT 35 ILCS 200/31-45 (L)
DATE 10/16/2012
Nawasha Jackson
REPRESENTATIVE

Case file no: 11-057401

UNOFFICIAL COPY

Exhibit A

Information required by 735 ILCS 5/15-1509.5

Name of Grantee: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D
Address of Grantee: 1661 Worthington Rd., Suite 100, West Palm Beach, FL 33409
Telephone Number: (300)746-2936

Name of Contact Person for Grantee: Kevin Jackson
Address of Contact Person for Grantee: 1661 Worthington Rd., Suite 100, West Palm Beach, FL 33409
Contact Person Telephone Number: (800)746-2936

LEGAL DESCRIPTION

LOT 1 (EXCEPT THE SOUTH 12.5 FEET THEREOF) IN BLOCK 15 IN OVIATTS SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1873, AS DOCUMENT 115239, IN COOK COUNTY, ILLINOIS.

Commonly known as 11400 South Talman Avenue, Chicago, IL 60655

Permanent Index No.: 24-24-222-062-0000

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 October 15, 2012

Nawasha Jackson

Signature: Nawasha Jackson
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 15 day of October, 2012
Notary Public [Signature]



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 October 15, 2012

Nawasha Jackson

Signature: Nawasha Jackson
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 15 day of October, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)