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FIDELITY NATIONAL TITLE

53004402

3174

SPECIAL WARRANTY DEED

JOINT TENANCY

THE GRANTOR(S), Greenpoint Mortgage Funding, Inc., of the city of _____, County of _____, Commonwealth of _____, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and the grantor hereby covenants with said grantee and to none other, MICHAEL YERGLER AND ILENE YERGLER, P. (Grantee's Address) _____

NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois to wit: (SEE ATTACHED- EXHIBIT A)

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

SUBJECT TO: Property and Title taken AS IS condition, Seller makes no representations or Warranties of any kind or nature, other than Seller's right to transfer title hereunder, subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

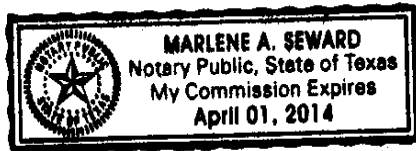
Permanent Real Estate Index Number(s): 03-09-404-111
Address of Real Estate: 715 Lakeside Dr., Wheeling, IL 60090
Dated this 19 day of December, 2012

BOX 15

Monica Koons for GPM, Inc.
Grantor Monica Koons
REO Manager
Greenpoint Mortgage Funding, Inc.

STATE OF Texas COUNTY OF Collin ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Monica Koons personally known to me to be the person(s) whose name is 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 official seal, this 19 day of Dec. 2012



Marlene Seward
Notary Public

Prepared By: Law Offices of Alan T. Schencker 400 W. Dundee, Suite 3, Illinois 60089
Buffalo Grove, IL
Mail To: BARBARA J. SWANSON, 4473 OLD GRAND AVENUE,
Gurnee, IL 60031

MAIL TAX BILL TO: MICHAEL P. YERGLER
ILENE L. YERGLER
P.O. BOX 123
CISSNA PARK, IL 60924

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P 3
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FIDELITY NATIONAL TITLE INSURANCE COMPANY



ORDER NUMBER: 2011 053004402 USC
STREET ADDRESS: 715 LAKESIDE CIRCLE DRIVE

CITY: WHEELING COUNTY: COOK
TAX NUMBER: 03-09-404-111-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 2, BUILDING 24, LOT 5 IN LAKSIDE VILLAS UNIT NUMBER 2, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION DATED DECEMBER 9, 1971 AND RECORDED DECEMBER 17, 1971 AS DOCUMENT NUMBER 21751908 AND AS AMENDED BY DOCUMENT DATED MARCH 23, 1972, AND RECORDED MARCH 30, 1972, AS DOCUMENT NUMBER 21851782 AND FURTHER AMENDED BY DECLARATION DATED APRIL 25, 1972 AND RECORDED MAY 1, 1972 AS DOCUMENT NUMBER 21884592, AND FURTHER AMENDED BY DOCUMENT DATED MAY 8, 1972 AND RECORDED MAY 15, 1972 AS DOCUMENT NUMBER 21902197, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER	01/17/2013
 	COOK \$44.25
	ILLINOIS: \$88.50
	TOTAL: \$132.75

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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, by assignment

SUBSCRIBED AND SWORN to before me this 5th day of December, 2012, 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.


Notary Public
My commission expires: 2/16/16

