

# UNOFFICIAL COPY

**Prepared By:**

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Doc#: 1326129033 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2013 02:51 PM Pg: 1 of 6

~~After Recording Mail To:~~

Franklin American Mortgage  
501 Corporate Center Dr #400  
Franklin, TN 37067

**Mail Tax Statement To:**

Franklin American Mortgage  
501 Corporate Center Dr. #400  
Franklin, TN 37067

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**  
TITLE OF DOCUMENT

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

REF# 1705970394  
ORD# 7653403

The Grantor(s) **Federal National Mortgage Association**, for TEN AND NO/100 DOLLARS (\$10.00), in hand paid, convey(s) and quit claim(s) to **FRANKLIN AMERICAN MORTGAGE**, whose address is 501 Corporate Centre Drive Ste 400 Franklin, TN 37067, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

LOT 3 IN BLOCK 20 IN MANUS MIDLOTHIAN PARK SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1923 AS DOCUMENT 7992748, IN COOK COUNTY, ILLINOIS.

Site Address: **14510 Keeler Avenue, Midlothian, Illinois 60445**

Permanent Index Number: **28-10-218-015-0000**

Prior Recorded Doc. Ref.: **Deed: Recorded: August 27, 2012; Doc. No. 1224044105**

3260-67

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

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

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.



**VILLAGE OF MIDLOTHIAN**  
**Real Estate Payment Stamp**

1827

FANNIE MAE/NDTS  
47348093

IL

FIRST AMERICAN ELS  
QUIT CLAIM DEED



6

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Dated this 06 day of May, 2013.

### Federal National Mortgage Association

By: [Signature]

Print Name & Title: Don Outland, ops Mgr

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

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_ as \_\_\_\_\_  
of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact  
and/or agent for Federal National Mortgage Association, a federally chartered corporation, on behalf of the  
corporation.

NOTARY STAMP/SEAL

*See attached*

NOTARY PUBLIC

PRINTED NAME OF NOTARY

MY Commission Expires: \_\_\_\_\_

AFFIX TRANSFER TAX STAMP OR	
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. <u>E</u> and Cook County Ord. 93-0-27 par. <u>2</u> .	
<u>5/6/13</u> Date	<u>[Signature]</u> Buyer, Seller or Representative

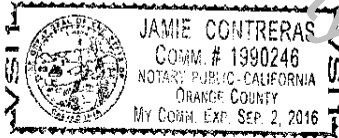
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## California Acknowledgment:

State of California  
County of Orange

On 5/6/2013 before me, Jamie Contreras Notary Public,

Personally appeared Dan Outland  
Name of Signer



Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the Instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws Of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jamie Contreras  
Notary Public

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### OPTIONAL INFORMATION

Title or Type of Document: Quitclaim Deed  
Date of Document: May 6, 2013

# 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 August 1, 2013.

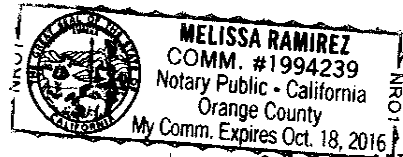
Signature: [Signature]

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 1 day of August, 2013.

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 15, 2013.

Signature: [Signature]

Franklin American Mortgage

Subscribed and sworn to before me by the said, ~~XXXXXXXXXXXXXXXXXXXX~~ \* this 15<sup>th</sup> day of July, 2013.

Notary Public:

[Signature]



\* Franklin American Mortgage Company

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.)

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## AFFIDAVIT - PLAT ACT


STATE OF California RECORDER OF COOK COUNTY  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_

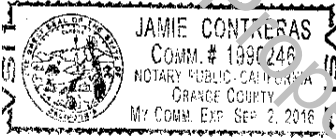
*See attached*

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**California Jurat:**

State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me on this 5/6/2013 by Dan Outland,  
proved to me on the basis of satisfactory evidence to be the person who appeared before  
me.



Jamie Contreras  
Notary Public

Property of Cook County Clerk's Office