

# UNOFFICIAL COPY



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

Doc#: 1405145025 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/20/2014 09:32 AM Pg: 1 of 6

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

Loan No.: 0598184489  
Investor No.: 1701408098

1405145025

43

## WARRANTY DEED IN LIEU OF FORECLOSURE

Rec'd copy

KNOW ALL MEN BY THESE PRESENTS, that Teresa Black, a single person

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 the GRANTOR(S)

its successors and assigns, all of the following described premises situated in the County of Cook the GRANTEE, State of Illinois, to-wit:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

REAL ESTATE TRANSFER TAX

44702



Calumet City - City of Homes \$ EXEMPT

Tax Parcel Number: 29-01-418-021-0000

Commonly Known As: 86 Luella Ave, Calumet City, Illinois 60409

ILLINOIS WARRANTY DEED IN LIEU OF FORECLOSURE

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Loan No.: 0598184489  
Investor No.: 1701408098

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 Teresa Black, a single person, as Mortgagor to Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, as Mortgagee,

dated May 11th, 2006, and recorded on May 18th, 2006 in Book N/A, Page N/A, Instrument No. 0613805212, which was assigned to Federal National Mortgage Association by an Assignment recorded in Book N/A, Page N/A, Instrument No. N/A, or 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.: 0598184489  
Investor No.: 1701408098

WITNESS the HAND and SEAL of the GRANTORS on this 20 day of December, 2013.

Teresa Black

\_\_\_\_\_  
Teresa Black (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

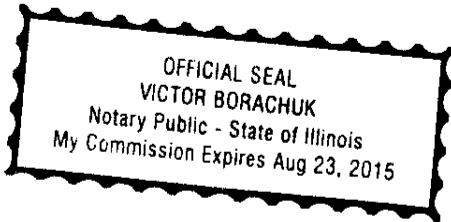
State of Illinois  
County of DuPage

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

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 20<sup>th</sup> day of Dec, 2013

SEAL



[Signature]  
Notary Public

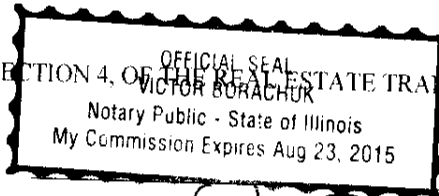
Victor Borachuk  
Printed Name

My Commission Expires: 8-23-15

ADDRESS OF GRANTEE & SUBSEQUENT 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."

12-20-13  
Date



\_\_\_\_\_  
Printed Name Victor Borachuk (Seal)

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## EXHIBIT "A"

LOT 23 IN M. M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 29-01-418-021-0000

ADDRESS: 86 LUELLA AVE CALUMET CITY, IL 60409

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

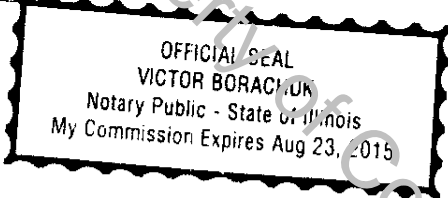
Loan No.: 0598184489  
Investor No.: 1701408098

## STATEMENT BY GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor 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, 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 December 20, 2013 Signature Sereson Black  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 20<sup>th</sup> day of Dec, 2013



Notary Public [Signature]  
Printed Name Victor Borachuk

The grantee or his agent affirms that, to the best of his/her 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, 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 \_\_\_\_\_ Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public \_\_\_\_\_  
Printed Name \_\_\_\_\_

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.

(Attached 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)

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Loan No.: 0598184489  
Investor No.: 1701408098

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Dated \_\_\_\_\_, \_\_\_\_\_ Signature \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this \_\_\_\_\_ day of \_\_\_\_\_,

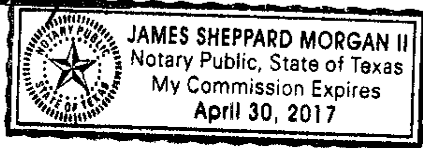
Notary Public \_\_\_\_\_

Printed Name \_\_\_\_\_

The grantee or his agent affirms that, to the best of his/her 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, 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 December 23, 2013 Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 23 day of December, 2013



Notary Public [Signature]  
Printed Name James Sheppard Morgan II

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.

(Attached 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)