



Doc#: 1416115022 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/10/2014 10:19 AM Pg: 1 of 5

Mail to: *209 405*
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0831

WARRANTY DEED

Miguel A. Negrón and Sandra Leon, husband and wife not as joint tenants and not as tenants in common but as tenants by the entirety (the "Grantor"), whose address is 5619 South Saint Louis Avenue, Chicago, IL 60629, in consideration of the payment of Ten Dollars and 00/100, (\$10.00), and the release of Grantor from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on September 25, 2007, in the principal sum of Two Hundred Fifteen Thousand and 00/100, (\$215,000.00), and that certain Note is secured by the Mortgage bearing even date and recorded on October 18, 2007, as Document Number 0729139077 and re-recorded on March 22, 2011 as Document Number: 1108144052, in the Cook County, Illinois Records (the "Mortgage"), and for other good and valuable consideration received, the adequacy and sufficiency of which are acknowledged, does bargain, sell, grant, and convey to Federal Home Loan Mortgage Corporation, (the "Grantee"), its successors and assigns, whose address is 8200 Jones Branch Drive, McLean, VA 22102, the real property located in the County of Cook, State of Illinois, to wit:

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

The North 8 feet 4 1/2 inches of Lot 40 and Lot 41 (except the North 3 feet 4 1/2 inches thereof) of Block 3 in Nash's Subdivision of the Northeast 1/4 of the West 1/2 of the Northeast 1/4 of Section 14, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Common Address: 5619 South Saint Louis Avenue, Chicago, IL 60629
Parcel ID: 19.14.207.007

together with all improvements thereon and appurtenances thereunto belonging.

Grantor warrants the title to the property subject only to the Mortgage and other security documents executed in connection with the Mortgage in favor of Grantee, real estate taxes, and easements, restrictions, and other matters of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to

S *Yes*
P *566*
S *✓*
M *N*
S *Yes*
E *Yes*
INT *bw*

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Grantee for fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantor.

Grantor further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of his or her own selection. There are no agreements, oral or written, other than this Warranty Deed between Grantor and Grantee and that certain Settlement Agreement dated 24th day of September, 2013 (and the documents referred to in the Settlement Agreement and executed in connection with the Settlement Agreement) between Grantor and Grantee with respect to the above-described real property, together with all improvements and appurtenances.

Grantor further acknowledges that fair and adequate consideration has been given for his or her waiver of all redemption and cure rights permitted by law.

Grantor, with Grantee's express concurrence, states that it is their intention that the fee interest granted by this Deed, together with all improvements and appurtenances, and the lien of the Mortgage in favor of Grantee, its successors and assigns, shall not merge. The real property conveyed by this Deed, together with all improvements and appurtenances, shall remain subject to the Mortgage and the Mortgage shall remain in full force and effect until released of record.

Grantor has executed this Warranty Deed on 24th day of September, 2013.

Miguel A. Negron
Miguel A. Negron

Sandra Leon
Sandra Leon

STATE OF Illinois)
COUNTY OF Cook)

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that Miguel A. Negron and Sandra Leon, husband and wife not as joint tenants and not as tenants in common but as tenants by the entirety, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

GIVEN under my hand and notarial seal, this 24th day of September, 2013.

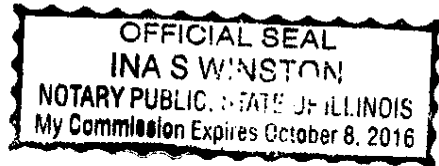
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Ina S. Winston

Notary Public

Print Name: Ina S. Winston

My Commission Expires: 10/07/2016



This Instrument was prepared by:

Benjamin L. Musholt (Bar No. 6308040)

Whose address is:

1044 Main Street, Suite 900, Kansas City, MO 64105

TRANSFER TAX EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45(L):
DEED ISSUED TO THE HOLDER OF THE MORTGAGE PURSUANT TO TRANSFER IN LIEU OF
FORECLOSURE AND RELEASE OF PROPERTY FROM THE DEBT

DATE: September 24, 2013

Miguel A. Negron
Miguel A. Negron

Sandra Leon
Sandra Leon

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation, 8200 Jones Branch Drive, McLean, VA 22102

When Recorded Return to:

LenderLive Settlement Services LLC, 1044 Main Street, Suite 700, Kansas City, MO 64105

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (35 ILCS 20031-45) and name and address of the person preparing the instrument: (35 ILCS 20031-45).

City of Chicago
Dept. of Finance

666425

5/12/2014 15:09

dr00347



Real Estate
Transfer
Stamp

\$0.00

Batch 8,048,846

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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 September 24, 2013

Signature: Miguel A. Negron
Miguel A. Negron, Grantor or Agent

Signature: Sandra Leon
Sandra Leon, Grantor or Agent

Subscribed and sworn to before me
By the said Sandra Leon / Miguel Negron
This 24 day of September, 2013
Notary Public Ina S Winston



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 _____, 2013

Federal Home Loan Mortgage Corporation

Signature: _____, Grantee or Agent
Name: _____
Title: _____

Subscribed and sworn to before me
By the said _____
This _____ day of _____, 20____
Notary Public _____

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.)

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 September 24, 2013

Signature: Miguel A. Negron
Miguel A. Negron, Grantor or Agent

Signature: Sandra Leon
Sandra Leon, Grantor or Agent

Subscribed and sworn to before me
By the said Sandra Leon / Miguel Negron
This 24 day of September, 2013
Notary Public INA S WINSTON



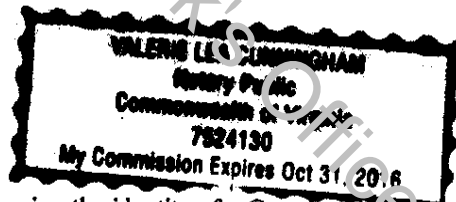
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1st, 2013

Federal Home Loan Mortgage Corporation

Signature: Rebecca Denise Fauble, Grantee or Agent
Name: Rebecca Denise Fauble
Title: Assistant Treasurer

Subscribed and sworn to before me
By the said Rebecca Denise Fauble
This 1 day of October, 2013
Notary Public Valerie Cunningham



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.)