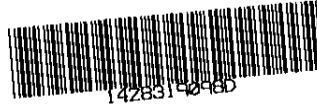


# UNOFFICIAL COPY



Doc#: 1428319098 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/10/2014 02:47 PM Pg: 1 of 7

**After Recording Return To:**  
Old Republic Default Management Services  
Attn: Recording Department  
500 City Parkway West, Suite 200  
Orange, California 92868

**Prepared By:**  
RUTH RUHL, P.C.  
12700 Park Central Drive, Suite 850  
Dallas, TX 75251

Loan No.: 596744354  
Investor No.: 1704013566

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Latasha R. Price-Acoff and Rico Acoff, wife and husband

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

its successors and assigns, all of the following described premises situated in the County of Cook State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

City of Chicago  
Dept. of Finance

676054

10/10/2014 13:00

dr00155



Real Estate  
Transfer  
Stamp

\$0.00

Tax Parcel Number: 20-30-422-002-0000

Batch 8,895,032

Commonly Known As: 7705 S Wolcott Ave, Chicago, Illinois 60620

**UNOFFICIAL COPY**

Loan No.: 596744354

Investor No.: 1704013566

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 Latasha R. Price-Acoff, a married person (Rico Acoff signs to waive any homestead rights) \_\_\_\_\_, as Mortgagor to Mortgage Electronic Registration Systems Inc. as nominee for CitiMortgage, Inc.

\_\_\_\_\_, as Mortgagee, dated May 30th, 2007 \_\_\_\_\_, and recorded on June 5th, 2007 \_\_\_\_\_ in Book N/A \_\_\_\_\_, Page N/A \_\_\_\_\_, Instrument No. 0715642116 \_\_\_\_\_, 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.

# UNOFFICIAL COPY

Loan No.: 596744354  
Investor No.: 1704013566

WITNESS the HAND and SEAL of the GRANTORS on this 19 day of July, 2014

Latasha R. Price-Acoff (Seal)  
Latasha R. Price-Acoff

Rico Acoff (Seal)  
Rico Acoff

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

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

State of IL  
County of COOK

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Latasha R. Price-Acoff and Rico Acoff

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 19 day of July, 2014.

SEAL



Lunye Hughes  
Notary Public

Lunye Hughes  
Printed Name

My Commission Expires: Jun 20, 2016

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."

July 19, 2014  
Date

Latasha R. Price-Acoff (Seal)  
Printed Name LATASHA R. PRICE-ACOFF

# UNOFFICIAL COPY

## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 39 IN BLOCK 24 IN ENGLEFIELD, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 20-30-422-002-0000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED  
GRANTOR: METRO RENAISSANCE PARTNERS AKA METRO RENAISSANCE  
PARTNERS, LLC  
GRANTEE: LATASHA R. PRICE-ACOFF, NO TENANCY STATED  
DATED: 05/30/2007  
RECORDED: 06/05/2007  
DOC#/BOOK-PAGE: 0715642115

ADDRESS: 7705 S WOLCOTT AVE, CHICAGO, IL 60620

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

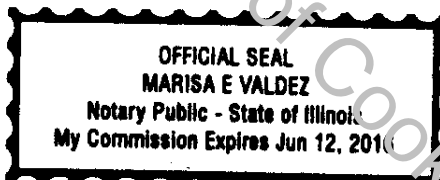
Loan No.: 596744354  
Investor No.: 1704013566

## 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 July 28, 2014 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 28<sup>th</sup> day of July, 2014.



Notary Public [Signature]  
Printed Name MARISA E VALDEZ

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)

# UNOFFICIAL COPY

Loan No.: 596744354  
Investor No.: 1704013566

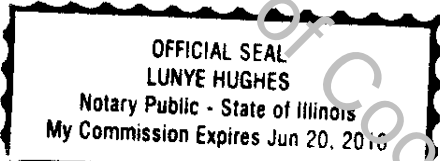
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Dated July 19, 2014

Signature Lashasha R. Price-Acoff  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 19 day of July, 2014.



Notary Public Lunye Hughes  
Printed Name Lunye Hughes

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)

# UNOFFICIAL COPY

Loan No.: 596744354  
Investor No.: 1704013566

## STATEMENT BY GRANTOR/GRANTEE

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

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

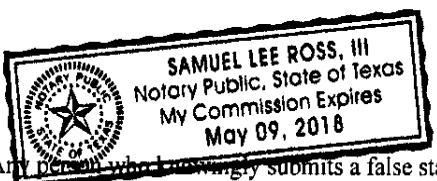
Notary Public \_\_\_\_\_  
Printed Name \_\_\_\_\_

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 August 13, 2014 Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 13 day of August,  
2014.

Notary Public Samuel Lee Ross, III  
Printed Name Samuel Lee Ross, III



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)