

# UNOFFICIAL COPY



Doc#: 1432839020 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/24/2014 10:10 AM Pg: 1 of 6

After Recording Return To:

~~RUTH RUHL, P.C.~~

~~Attn: Recording Department~~

~~12700 Park Central Drive, Suite 850~~

~~Dallas, Texas 75251~~

UST Global  
345 Rouser Road  
Suite 201  
Moon Township, Pa 15108

Prepared By:

RUTH RUHL, P.C.

12700 Park Central Drive, Suite 850

Dallas, TX 75251

Loan No.: 247002250

Investor No.: 1731480264

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Mandy M. Fila, an unmarried woman

128608

the GRANTOR(S)

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 GRANTEE,

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. LEGAL DESCRIPTION

S y  
P u/bej  
S N  
M N  
SC y  
E y  
INT INT

Tax Parcel Number: 27-03-400-054-1012 & 27-06-400-054-1139

Commonly Known As: 8932 W 140th St Unit 3D, Orland Park, Illinois 60462

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Loan No.: 247002250

Investor No.: 1731480264

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 Mandy M. Fila, an unmarried woman

, as Mortgagor  
to Mortgage Electronic Registration Systems INC. acting solely as nominee for Nationstar Mortgage, LLC

, as Mortgagee,  
dated December 31st, 2012, and recorded on January 23rd, 2013 in Book N/A, Page N/A,  
Instrument No. 1302357197, 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.: 247002250  
Investor No.: 1731480264

WITNESS the HAND and SEAL of the GRANTORS on this 6 day of August, 2014.

[Signature] (Seal)  
Mandy M. Fila

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

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

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

State of ILLINOIS

County of Cook

SS

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Mandy M. Fila

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 6 day of August, 2014.

SEAL



[Signature]  
Notary Public

Carl M. Zachreus

Printed Name

My Commission Expires: Nov 1 2017

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."

8/6/2014  
Date

[Signature] (Seal)  
Printed Name Mandy M. Fila

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Loan No.: 247002250  
Investor No.: 1731480264

## 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 August 6, 2014

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 6 day of AUGUST, 2014



Notary Public [Handwritten Signature]  
Printed Name Carl M Zachrew

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.: 247002250  
Investor No.: 1731480264

## 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 \_\_\_\_\_, \_\_\_\_\_ Signature \_\_\_\_\_  
Grantor or Agent

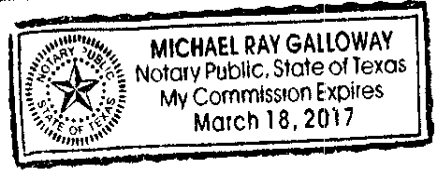
Subscribed and sworn to before me by the said Grantor/Agent this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

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 [Signature]  
Printed Name Michael Ray Galloway

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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## EXHIBIT "A"

ALL THAT PARCEL OF LAND IN COUNTY OF COOK, STATE OF ILLINOIS AS MORE FULLY DESCRIBED IN DOCUMENT 0703020049 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT 8932-3D AND UNIT 43 IN THE EVERGREENS OF ORLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOT 161 IN CLEARVIEW ESTATES UNIT 2, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE THEREOF 857.74 FEET EAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTH LINE THEREOF 857.90 FEET OF THE EAST OF THE NORTHWEST 1/4 THEREOF, SAID LINE BEING THE WEST LINE OF CONCORD CONDOMINIUM XI RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER 26013652, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO MANDY M. FILA, AN UNMARRIED WOMAN FROM WILLIAM J. DICK AND COLLEEN A. DICK, HUSBAND AND WIFE, BY WARRANTY DEED DATED JANUARY 25, 2007, AND RECORDED ON JANUARY 30, 2007, IN INSTRUMENT NO. 0703020049, AMONG THE LAND RECORDS OF COOK COUNTY, ILLINOIS.

APN: 27-03-400-054-1012 & 27-06-400-054-1139

For Informational Purposes Only:

Property Address:  
8932 W 140th St Unit 3D  
Orland Park, IL 60462

Cook County Clerk's Office