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WARRANTY DEED Statutory (Illinois) (Individual to Corporation)

Doc#: 1503657177 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2015 01:34 PM Pg: 1 of 6

THE GRANTOR(S), JACLYN R. HOWARD, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, its Successors or Assigns, a corporation created and existing under and by virtue of the Laws of the _____, having its principal office at the following address: _____ the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 3A IN 4950 SOUTH KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 1 IN HARDIN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0516703113, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. **THIS INSTRUMENT INCLUDING ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A" CONSTITUTES A DEED IN LIEU OF FORECLOSURE IN FULL AND FINAL SATISFACTION OF THE MORTGAGE RECORDED AS DOCUMENT NUMBER 1324757268.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-10-117-022-1017
Address of Real Estate: 4950 S. KING DRIVE #3A, CHICAGO, IL 60615

Dated this 17th day of December, 2014.

Jaclyn R. Howard
JACLYN R. HOWARD
Notary Public
STATE OF TEXAS

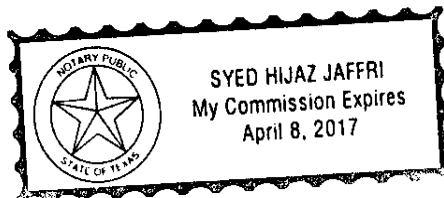
State of ~~Illinois~~, County of DALLAS ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JACLYN R. HOWARD, personally known to me to be the same person _____ whose name TX DIRENS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed and delivered the said instrument as _____ 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 official seal, this 17th day of DECEMBER, 2014.

Commission expires 04/08/2017

Syed Hijaz Jaffri
NOTARY PUBLIC
SYED HIJAZ JAFFRI

IMPRESS SEAL HERE

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This instrument was prepared by LAW OFFICES OF IRA T. NEVEL, L.L.C., 175 North Franklin, Suite 201, Chicago, Illinois 60606.

MAIL TO:

Servicelink-Attn: Denver DLTITLE
10385 Westmore Dr. #100
Westminster, CO 80021

SEND SUBSEQUENT TAX BILLS TO:

Federal Home Loan Mortgage Corporation
1410 Spring Hill Rd.
McLean, VA 22102

OR RECORDER'S OFFICE


BOX NO. 167

Exempt under provision of Paragraph ✓, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

2/19/14 [Signature]

Date Buyer, Seller or Representative

BOX NO. 167

REAL ESTATE TRANSFER TAX		04-Feb-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-10-117-022-1017 20141001039945 1-416-834-688		

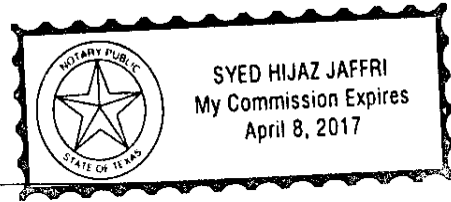
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 December 17, 2014 Signature: Jaclyn R. Howard
Grantor or Agent

Subscribed and sworn to before
Me by the said JACLYN R. HOWARD
this 17th day of DECEMBER,
2014.



NOTARY PUBLIC [Signature]
SYED HIJAZ JAFFRI

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date _____, 20____ Signature: _____
Grantee or Agent

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 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.)

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 _____, 20____ Signature: _____
Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this _____ day of _____,
20____.

NOTARY PUBLIC _____

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date DEC 12 2014, 2014 Signature: _____
Grantee or Agent Joel Ruppert

Subscribed and sworn to before
Me by the said Joel Ruppert
This 12th day of DECEMBER,
2014.

NOTARY PUBLIC Ronald R. Libs

Ronald R. Libs
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Nov. 4, 2018
Commission #: 14631322

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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~~STATE OF TEXAS~~
 STATE OF ILLINOIS }
 COUNTY OF ~~DALLAS~~ } SS.

EXHIBIT "A"
ESTOPPEL AFFIDAVIT

JACLYN R. HOWARD, being first duly sworn, depose and say that they are the identical parties who made, executed and delivered the certain Deed to FEDERAL HOME LOAN MORTGAGE CORPORATION, conveying the following described property, to wit:

UNIT 3A IN 4950 SOUTH KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 1 IN HARDIN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED

AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0516703113, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 20-10-117-022-1017

PROPERTY ADDRESS: 4950 S. KING DRIVE #3A, CHICAGO, IL 60615

That the aforesaid Deed was an absolute conveyance of the title to said premises to the Grantee named therein in effect, as well as in form, and was not and is not now intended as a mortgage, trust conveyance or security of any kind and that possession of said premises has been surrendered to the said Grantee; that the consideration in aforesaid Deed was and is the full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of a certain Mortgage hereinbefore described executed by JACLYN R. HOWARD, as Mortgagors, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A., as Mortgagee, dated August 23, 2013, and recorded September 4, 2013, as Document Number 1324757268, of the records of Cook County, State of Illinois, and the cancellation of record by said Grantee of said Mortgage.

That the aforesaid Deed and conveyance were made by these deponents as the result of their request that the Grantee accept such Deed and was their free and voluntary act; that at the time of making said Deed, these deponents felt and still feel that the mortgage indebtedness above mentioned represents a fair value of the property so deeded; that the Deed was not given as a preference against any other creditors of the deponents or either of them; that at the time it was given, there was no other person or persons, firms or corporations, other than the Grantee therein named interested, either directly or indirectly, in said premises; that these deponents are solvent and have no other creditor whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or other mortgage

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whereby any lien has been created or exists against the premises described in said Deed; and that deponents, in offering to execute the aforesaid Deed to the Grantee therein and executing same, were not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee in said Deed, or the agent or attorney or any other representative of the Grantee in said Deed and that it was the intention of these deponents as Grantors in said Deed to convey and by said Deed these deponents did convey to the Grantee therein all their rights, title and interest absolutely in and to the premises described in said Deed.

That it is agreed that the Mortgagors waive any rights to any sums held in any escrow account or any insurance refunds.

This Affidavit is made for the protection and benefit of the aforesaid Grantee in said Deed, his successor and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

DATED: December 17, 2014.

Jaclyn R. Howard
JACLYN R. HOWARD

STATE OF ^{TEXAS} ILLINOIS }
COUNTY OF DALLAS } SS.

A Notary Public in and for said County, in the State aforesaid, do hereby certify that JACLYN R. HOWARD, who are personally known to me to be the same persons 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.

Given under my hand and notarial seal this 17th day of DECEMBER, 2014.

Syed Hijaz Jaffri
NOTARY PUBLIC SYED HIJAZ JAFFRI

My Commission Expires:

04/08/2017

LAW OFFICES OF IRA T. NEVEL, LLC
Attorney for Plaintiff
175 North Franklin St. Suite 201
Chicago, Illinois 60606
(312) 357-1125

