

MODILIS & ASSOCIATES, P.C.
5W030 North Frontage Road
Burr Ridge, Illinois 60527
14-12112

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Doc#: 1504229078 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2015 12:38 PM Pg: 1 of 5

Above space for Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE
PURSUANT TO SECTION 735 ILCS 5/15 1401

KNOW ALL MEN BY THESE PRESENTS, that **Marlem Nava, married to Peter Woods and Maria E. Rivera, unmarried** 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 **U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of March 1, 2006 MASTR Asset-Backed Securities Trust 2006-WMC1 Mortgage Pass-Through Certificates, Series 2006-WMC1**, the GRANTEE, its successors and assigns, all of the following described property situated in the County of Cook, State of Illinois, to-wit:

LOT 24 IN BLOCK 2 IN THE MIDWAY OF MIDLOTHIAN, A SUBDIVISION OF LOT 10 AND THE WEST 1/2 OF LOT 9 IN FIRST ADDITION TO MIDLOTHIAN GARDENS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 14637 Kenton Avenue
Midlothian, IL 60445

Tax Parcel Number: 28-10-118-005



VILLAGE OF MIDLOTHIAN
Real Estate Payment Stamp
2401

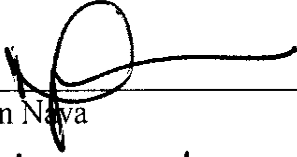
Subject to conditions, restrictions and covenants of record; real estate taxes not yet due or payable; public, utility and other easements of record; existing building lines and restrictions and any encroachments, if any, upon the subject property from adjoining properties.

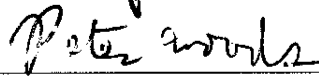
TO HAVE AND TO HOLD the above granted and bargained property with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, they are well seized of the above described property as a good and indefeasible

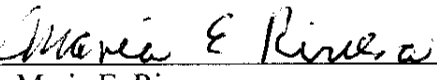
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estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said property, with the appurtenances thereunto belonging, unto said GRANTEE, its 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.

WITNESS the HAND and SEAL of the GRANTORS on this ____ day of _____, 20__.

X  (SEAL)
 Marlem Nava

X  (SEAL)
 Peter Woods

X  (SEAL)
 Maria E. Rivera

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, **Marlem Nava, Peter Woods and Maria E. Rivera** 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 ____ day of _____, 20__.

 Notary Public

SEE ATTACHED
 NOTARY DOCUMENTS

My Commission Expires: July 31, 2015
 SEAL



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California All-Purpose Acknowledgment

State of California }
County of Contra Costa } s.s.

On 12-15-2014 before me, Urmila Patel, Notary Public
Name of Notary Public, Title

personally appeared Peter Joseph JR woods and
Name of Signer (1)

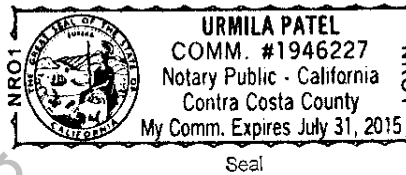
MARLEM NAVA & MARIA E. ZIVERA
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Estoppel and Mechanics Lien Affidavit containing pages, and dated 12-15-2014.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	

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ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

U.S. Bank National Association, as Trustee under Pooling
and Servicing Agreement dated as of March 1, 2006
MASTR Asset-Backed Securities Trust 2006-WMC1
Mortgage Pass-Through Certificates, Series 2006-WMC1
C/O Ocwen Loan Servicing LLC
Attn: Yvette Serpa Perez, 1661 Worthington Road #100
West Palm Beach, FL 33409
(407)737-5876

28-10-118-005

THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorney Matthew M. Moses
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Our File No. 14-14-12112

Exempt under provision of Paragraph 4, Section 31-45 of the Real Estate Transfer Tax Law
(35 ILCS 200/31-45).

12/30/14
DATE

Laurel A. Thomsen
AGENT
Laurel A. Thomsen
ARDC # 6301038

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File # 14-14-12112

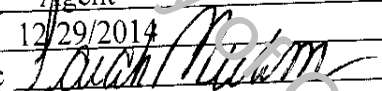
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 December 29, 2014

Laurel A. Thomsen
ARDC # 6301038

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 12/29/2014
Notary Public 

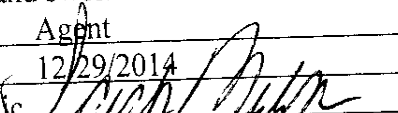


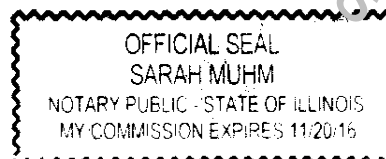
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 29, 2014

Laurel A. Thomsen
ARDC # 6301038

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 12/29/2014
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.)