

# UNOFFICIAL COPY



Doc#: 1514719145 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/27/2015 03:41 PM Pg: 1 of 6

79824253

When Recorded Mail To:  
Stewart Lender Services  
601 Canyon Drive Suite 100  
Coppell, TX, 7501

Mail Tax Statements To:  
Federal National Mortgage Association  
3900 Wisconsin Avenue, N.W.  
Washington, D.C. 20016

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

Loan No.: 596717560  
Investor No.: 1701385180

Rec 3rd

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Sylvia J. Dupalga nka Sylvia J. Wier, a single person

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, whose address is 3900 Wisconsin Ave NW, Washington, DC 20016

its successors and assigns, all of the following described premises situated in the County of Cook, the GRANTOR(S)  
State of Illinois, to-wit: the GRANTEE,  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number: 03-24-100-037-1303

Commonly Known As: 18 E. Old Willow Road #420N, Prospect Heights, Illinois 60070

ILLINOIS WARRANTY DEED IN LIEU OF FORECLOSURE

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E y  
INT y.w

CCRD REVIEWER

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Loan No.: 596717560

Investor No.: 1701385180

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 Sylvia J. Dupalga, an unmarried person \_\_\_\_\_, as Mortgagor to Mortgage Electronic Registration Systems INC. acting solely as nominee for Southport Bank \_\_\_\_\_, as Mortgagee,

dated May 3rd, 2006 \_\_\_\_\_, and recorded on May 8th, 2006 \_\_\_\_\_ in Book N/A \_\_\_\_\_, Page N/A \_\_\_\_\_, Instrument No. 0612845011 \_\_\_\_\_, 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.

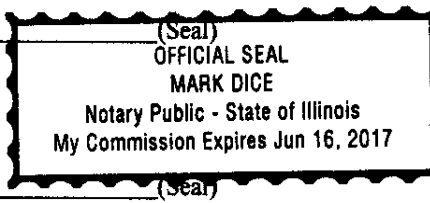
TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns that at the signing of these presents, they are well seized 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.: 596717560  
Investor No.: 1701385180

WITNESS the HAND and SEAL of the GRANTORS on this 8 day of November, 2014

Sylvia J. Duplagna aka Sylvia J. Wier  
Sylvia J. Duplagna aka Sylvia J. Wier (Seal)  
Sylvia J. Wier



Property of COOK COUNTY Clerk's Office

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, Sylvia J. Duplagna aka Sylvia J. Wier 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 8 day of November, 2014.



Mark Dice  
Notary Public  
Mark Dice  
Printed Name  
My Commission Expires: 6-16-17

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."

Date 11/8/14

Sylvia J. Duplagna aka Sylvia J. Wier  
Sylvia J. Duplagna aka Sylvia J. Wier (Seal)  
Printed Name Sylvia J. Duplagna aka Sylvia J. Wier

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## EXHIBIT "A"

ALL THAT PARCEL OF LAND IN COUNTY OF COOK, STATE OF ILLINOIS AS MORE FULLY DESCRIBED IN INSTRUMENT NO. 0612845010 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT 420 (N) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE RUN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24489033, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO SYLVIA J. DUPLAGA, FROM TOM SZYMANSKI, UNMARRIED MAN BY WARRANTY DEED DATED MAY 03, 2006, AND RECORDED MAY 03, 2006, IN INSTRUMENT NO. 0612845010, AMONG THE LAND RECORDS OF COOK COUNTY, ILLINOIS.

APN: 03-24-100-037-1303

For Informational Purposes Only:

Property Address:

18 E. Old Willow Road #420N,  
Prospect Heights, IL 60070

Property of Cook County Clerk's Office

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Investor No.: 1701385180

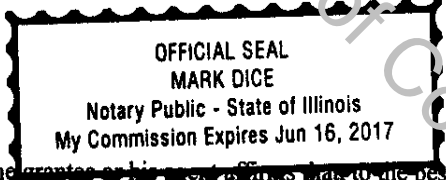
## STATEMENT BY GRANTOR/GRANTEE

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 Nov. 8th, 2014

Signature Sylvia J Duplaza aka Sylvia J Wisk  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 8 day of November, 2014.



Notary Public Mark Dice  
Printed Name Mark Dice

The grantor 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.: 596717560  
Investor No.: 1701385180

## 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 \_\_\_\_\_

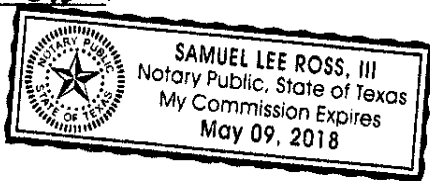
The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 February 20, 2015 Signature \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 20 day of February, 2015.

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)



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