

# UNOFFICIAL COPY

**After Recording Return To:**  
Central Mortgage Company  
Attn: Loss Mitigation Department  
801 John Barrow Road, Suite 1  
Little Rock, Arkansas 72703



**Doc#: 1523844038 Fee: \$48.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/26/2015 11:37 AM Pg: 1 of 6

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

Loan No.: 0502996622  
Investor No.: 0502996622

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Carolyn V. Hudgins aka Carolyn Hudgins, a single woman and Eddie Thomas, Jr., a single man

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

, 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.

VILLAGE OF DOLTON  
WATER & REAL PROPERTY TRANSFER TAX  
ADDRESS: 231 E 142nd St  
ISSUED: 08-25-2015 EXPIRES: 09-25-2015  
\$50.00  
Deed in lieu  
VILLAGE COMPTROLLER

Tax Parcel Number: 29-03-300-008-0000

Commonly Known As: 231 E 142nd Street, Dolton, Illinois 60419

08/26/2015

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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 Carolyn Hudgins

, as Mortgagor  
to Mortgage Electronic Registration Systems INC. acting solely as nominee for Flagstar Bank, FSB

, as Mortgagee,  
dated August 23rd, 2010 , and recorded on October 6th, 2010 in Book N/A , Page N/A ,  
Instrument No. 1027929065 , 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 inderisable 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.: 0502996622  
Investor No.: 0502996622

WITNESS the HAND and SEAL of the GRANTORS on this 9 day of JUNE, 2015

Carolyn V. Hudgins (Seal)  
Carolyn V. Hudgins aka Carolyn Hudgins

Eddie Thomas, Jr. (Seal)  
Eddie Thomas, Jr.

\_\_\_\_\_  
(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, Carolyn V. Hudgins aka Carolyn Hudgins and Eddie Thomas, Jr. By Drivers Licenses 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 9 day of June, 2015



Meghan O'Neil  
Notary Public  
Meghan O'Neil  
Printed Name  
My Commission Expires: 8/9/17

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Central Mortgage Company, 801 John Barrow Road, Suite 1, Little Rock, Arkansas 72205

"TAX EXEMPT PURSUANT TO PARAGRAPH L, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT."

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Printed Name

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## EXHIBIT "A"

SITUATED IN THE CITY OF DOLTON, COOK COUNTY IN THE STATE OF ILLINOIS  
BEING DESCRIBED AS:

LOT 8, BLOCK 1 SECOND HOME ADDITION TO DOLTON, BEING A SUBDIVISION OF  
THE NORTH 12 RODS OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  LYING WEST OF  
THE CHICAGO AND EASTERN ILLINOIS RAILROAD, IN SECTION 3, TOWNSHIP 36  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF REGISTERED AS DOCUMENT 817584.

SUBJECT TO THE FOLLOWING:

1. ANY STATE OF FACTS AND CONDITIONS THAT AN ACCURATE SURVEY AND  
PERSONAL INSPECTION OF THE PREMISES WOULD DISCLOSE.
2. EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

TAX ID NO: 29-03-300-008-0000

BEING THE SAME PROPERTY CONVEYED BY:

|                 |                    |
|-----------------|--------------------|
| DOCUMENT TYPE   | QUIT CLAIM DEED    |
| DOCUMENT DATE   | 07/23/2012         |
| RECORDING DATE  | 08/22/2012         |
| DOCUMENT NUMBER | 1223547000         |
| GRANTOR         | CAROLYN V. HUDGINS |
| GRANTEE         | CAROLYN V. HUDGINS |
| GRANTEE         | EDDIE THOMAS, JR   |

ADDRESS: 231 E 142ND STREET, DOLTON, IL 60419-110

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Loan No.: 0502996622  
Investor No.: 0502996622

## 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 6-9, 2015 Signature Carolyn V. Hudgins Carolyn Hudgins  
Grantor or Agent

- Notarized For Carolyn V. Hudgins. DL IL H 305-1185-5814  
Subscribed and sworn to before me by the said Grantor/Agent this 9 day of June, 2015 exp. 7/28/15



Notary Public Meghan O'Neil  
Printed Name Meghan O'Neil

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

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

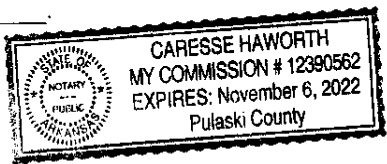
Notary Public \_\_\_\_\_

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 6<sup>th</sup> July, 2015 Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 7<sup>th</sup> day of July, 2015.



Notary Public Caresse Haworth

Printed Name Caresse Haworth

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.

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