

# UNOFFICIAL COPY



**Prepared By:**

Kimberly J. Goodell  
Potestivo & Associates  
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Doc#: 1608915001 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/29/2016 08:17 AM Pg: 1 of 5

**When Recorded, Return To:**

Rubin Lublin, LLC  
3740 Davinci Court, Ste. 150  
Peachtree Corners, GA 30092

FILE NO.: 15-02337

**Address of Grantee & Subsequent Tax Bills to:**

Regions Mortgage  
7130 Goodlett Farms Parkway  
Cordova, TN 38016

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Faidat Aremu, Popoola Aremu, husband and wife the GRANTOR herein, whose address is 14 South Spruce Lane, Glenwood, IL 60425, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant, and convey unto REGIONS BANK D/B/A REGIONS MORTGAGE, the GRANTEE, whose address is c/o Regions Mortgage, 7130 Goodlett Farms Parkway, Cordova, TN 38016, its successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

LOT 233 IN THE FIFTH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1966 AS DOCUMENT NUMBER 19925538 IN COOK COUNTY, ILLINOIS.

Commonly known as: 14 South Spruce Lane, Glenwood, IL 60425

Tax Parcel Identification No: 32-03-403-021

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easements thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever in fee simple.

NO. 403 REAL ESTATE TRANSFER TAX  
AMOUNT 58.00 The Village of  
DATE 3/11/16 GLENWOOD  
SOLD BY YIN

58.00 + GR  
58.00

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AND the Grantors do hereby covenant with the Grantee that they will forever warrant and defend the title to the said lands against all claims whatsoever.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED THAT:

A. This instrument is being executed, delivered and accepted in lieu of foreclosure of that mortgage granted by Popoola Aremu, Faidat Aremu to Compass Mortgage, Inc. dated June 16, 2006 and recorded on June 22, 2006, at as Instrument Number 0617346174 Cook County, Illinois Records, and that same shall be interpreted and construed as an absolute conveyance to Grantee of all right, title and interest in the above-described property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto. No merger of the mortgage and the fee is intended at this time.

B. 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 Grantor(s) on this 22 day of August, 2015.

GRANTOR:

[Signature]  
Faidat Aremu

[Signature]  
Popoola Aremu

State of ILLINOIS  
County of COOK

This Warranty Deed in Lieu of Foreclosure was acknowledged before me on the 22 day of August, 2015, by Faidat Aremu, Popoola Aremu as his/her/their free act and deed.

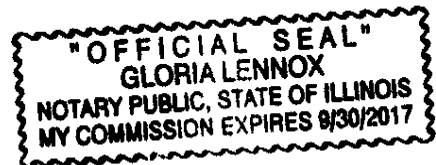
Gloria Lennox [Signature]

Notary Public

Print Name of Notary: Gloria Lennox

My commission expires: 9/30/2017

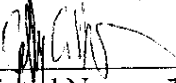
[Notary Seal]



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Exempt under provisions of Paragraph L Section 31-45 of the Real Estate Transfer Tax Act.

Date: 9/11/15

  
Printed Name: Jeffrey C. Horn

Property of Cook County Clerk's Office

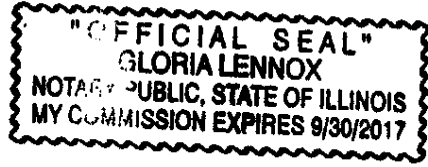
# UNOFFICIAL COPY

SUBSCRIBED AND SWORN TO BEFORE ME

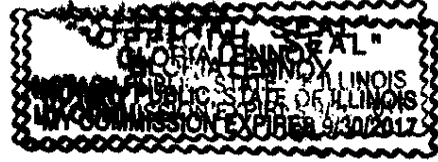
This 21 day of August, 2015.

Gloria Lennox / Gloria Lennox  
Signature of Notary Public

[Signature] / [Signature]  
Signature of Affiant



[Notary Seal]



Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 01 27 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

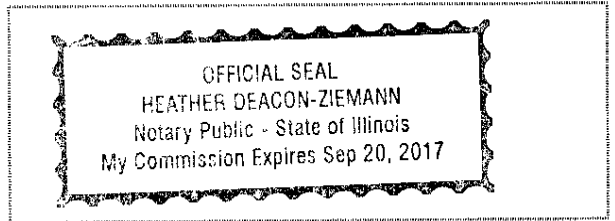
Heather Deacon-Ziemann

By the said (Name of Grantor): Fidat Aremu and Popoola Aremu

On this date of: 1 27 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 4 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Michael Patten

On this date of: 02 04 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

(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 Act: (35 ILCS 200/Art. 31)**)