

# UNOFFICIAL COPY



Doc#: 1614545046 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2016 11:19 AM Pg: 1 of 6

**After Recording Return To:**  
Old Republic Servicing Solutions  
Attn: Recording Department  
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl  
Pittsburgh, Pennsylvania 15220

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

Loan No.: 0608481677  
Investor No.: 1661934910

## WARRANTY DEED IN LIEU OF FORECLOSURE

15055067

KNOW ALL MEN BY THESE PRESENTS, that Bruce E. Davis, Jr. and Michelle Davis, husband and wife

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

BOX 162

16141-49  
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.

Tax Parcel Number: 28-26-208-029-0000

Commonly Known As: 3421 Birchwood, Hazel Crest, Illinois 60429

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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 Bruce E. Davis Jr., ~~Single~~

to Countrywide Funding ~~Co.~~ Corporation

\* Bachelor

, as Mortgagor

, as Mortgagee,

dated March 18th, 1994, and recorded on March 30th, 1994 in Book N/A, Page N/A, Instrument No. 94284696, 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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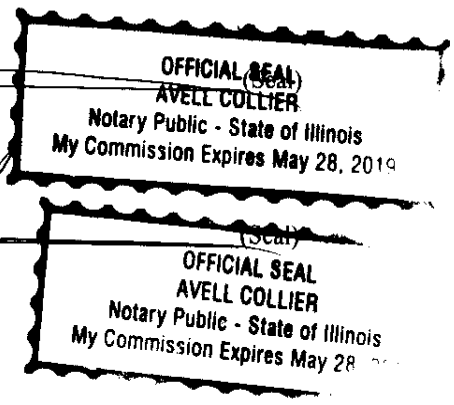
WITNESS the HAND and SEAL of the GRANTORS on this 14<sup>th</sup> day of September, 2015.

Bruce E. Davis, Jr. (Seal)  
Bruce E. Davis, Jr.

Michelle D Davis (Seal)  
Michelle Davis

Property of Cook County Clerk

[Signature]  
[Signature]



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, Bruce E. Davis, Jr. and Michelle Davis 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 14<sup>th</sup> day of September, 2015.



[Signature]  
Notary Public  
Avell Collier  
Printed Name  
My Commission Expires: 05/28/2019

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, Texas 75019

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

Date 5/4/2016

Miranda Lemons (Seal)  
Printed Name Miranda Lemons

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## EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 854 IN HAZELCREST HIGHLANDS 21ST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 26 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 28-26-208-029-0000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: CORNEL D. POOLE, DIVORCED  
GRANTEE: BRUCE E. DAVIS JR., A BACHELOR  
DATED: 03/04/1994  
RECORDED: 03/30/1994  
DOC#/BOOK-PAGE: 94284695

ADDRESS: 3421 BIRCHWOOD, HAZEL CREST, IL 60429

END OF SCHEDULE A

Property of Cook County Clerk's Office

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Loan No.: 0608481677  
Investor No.: 1661934910

## 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 9/24/2015, \_\_\_\_\_ Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 24<sup>th</sup> day of September, 2015.



Notary Public [Signature]  
Printed Name Avell Collier

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 \_\_\_\_\_,  
\_\_\_\_\_.

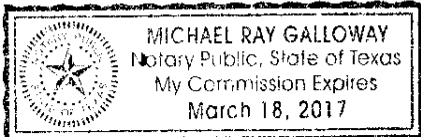
Notary Public \_\_\_\_\_  
Printed Name \_\_\_\_\_

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 April 28, 2016 Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 28 day of April,  
2016.

Notary Public [Handwritten Signature]  
Printed Name Michael Ray Galloway



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)