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# UNOFFICIAL COPY

**After Recording Return To:**  
RUTH RUHL, P.C.  
Attn: Recording Department  
12700 Park Central Drive, Suite 850  
Dallas, Texas 75251



Doc#: 1616644036 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/14/2016 03:56 PM Pg: 1 of 6

Record and Return to:  
Blue Streak Docs  
404 S. MLK, Jr. Avenue  
Clearwater FL 33756  
EPL 1600017

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

Loan No.: 0618843064  
Investor No.: 93613181

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Jeanette Medina and Martin Medina, husband and wife, not as tenants in common not as joint tenants but as tenants by the entirety 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 Nationstar Mortgage LLC, whose address is 8950 Cypress Waters Blvd, Coppell, Texas 75019

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: 13-21-131-023-0000

Commonly Known As: 5224 W Addison Street, Chicago, Illinois 60641


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 Investor No.: 93613181

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 Martin Medina, married to Jeanette Medina, as Mortgagor to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First National Bank of Arizona, as Mortgagee,



dated May 17th, 2005, and recorded on May 26th, 2005 in Book N/A, Page N/A, Instrument No. 0514646028, which was assigned to Nationstar Mortgage, LLC 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.

REAL ESTATE TRANSFER TAX		15-Jun-2016
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

13-21-131-023-0000 | 20160601618195 | 1-261-593-920

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		15-Jun-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

13-21-131-023-0000 | 20160601618195 | 0-263-415-104

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Loan No.: 0618843064  
Investor No.: 93613181

WITNESS the HAND and SEAL of the GRANTORS on this 31 day of MARCH, 20 16.

Jeanette Medina (Seal)  
Jeanette Medina

Martin Medina (Seal)  
Martin Medina

\_\_\_\_\_ (Seal)

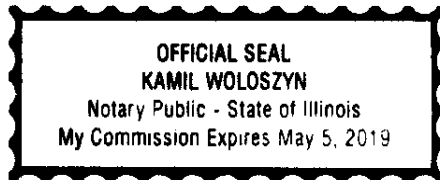
\_\_\_\_\_ (Seal)

State of ILLINOIS | SS.  
County of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Jeanette Medina and Martin Medina 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 31 day of 3, 20 16

SEAL



Kamil Woloszyn  
Notary Public  
KAMIL WOLOSZYN  
Printed Name:  
My Commission Expires: 5/5/19

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Nationstar Mortgage LLC, 8050 Cypress Waters Blvd, Coppell, Texas 75019

"TAX EXEMPT PURSUANT TO PARAGRAPH L, STATE STATUTE ILCS 200-31-45"

Date 5/10/16

Miranda Lemons (Seal)  
Printed Name Miranda Lemons

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## EXHIBIT "A"

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

Lot 92 (except the West 92 feet thereof) in Koester and Zander's West Irving Park Subdivision in the North 1/2 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

APN: 13-21-131-023-0000

Property of Cook County Clerk's Office

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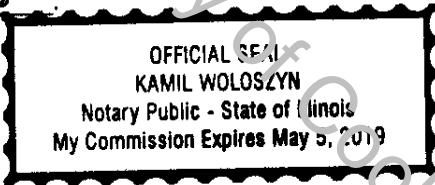
Loan No.: 0618843064  
Investor No.: 93613181

## 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 03-31-16, Signature *Monica Madry*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 31 day of 3  
2016

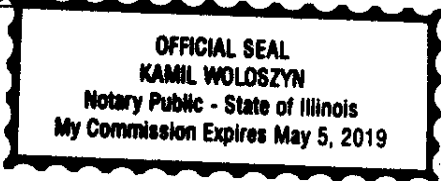


Notary Public *Kamil Wołoszyn*  
Printed Name KAMIL WOŁOSZYN

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 3.31.16, Signature *Janetta Madry*  
Grantor or Agent  
Grantee

Subscribed and sworn to before me by the said Grantee/Agent this 31 day of 3  
16



Notary Public *Kamil Wołoszyn*  
Printed Name KAMIL WOŁOSZYN

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.: 0618843064  
Investor No.: 93613181

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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 \_\_\_\_\_

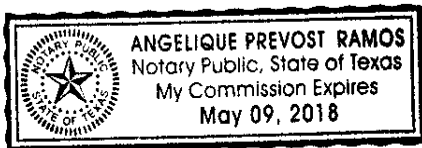
The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 11, 2016 Signature Joel Daniel Faulk  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 11 day of April,  
2016

Notary Public Angelique Ramos

Printed Name Angelique Prevost Ramos



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)