

UNOFFICIAL COPY

Doc#: 1629408030 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2016 12:22 PM Pg: 1 of 4

QUIT CLAIM DEED

01146-45563
172 @

Dec ID 20161001670214
ST/CO Stamp 1-584-082-752
City Stamp 0-376-123-200

UPON RECORDING
MAIL TO:

FAY SERVICING, LLC - REO
440 S. LASALLE #2000
CHICAGO, ILLINOIS 60605

The above space for recorder's use only

THE GRANTOR, Wilmington Trust National Association, as Trustee for MFRA Trust 2015-1, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEYS** and **QUIT CLAIMS** to: Diplomat Property Manager, LLC, a Delaware Limited Liability Company, **GRANTOR**, all our interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 1154 N. Lorel Avenue, Chicago, Illinois 60651
PIN: 16-04-304-020

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

Dated this 12 day of October, 2016.

Wilmington Trust, National Association,
as Trustee for MFRA Trust 2015-1

EXEMPT under provision of Public Act
Section 4, Real Estate Transfer Tax
10/18/16
Date Buyer, Seller or Representative

By: [Signature]
Name: Daren M. Perez
Its: REO Manager

STEWART TITLE
800 E. Diehl Road
Suite 180
Naperville, IL 60563

UNOFFICIAL COPY

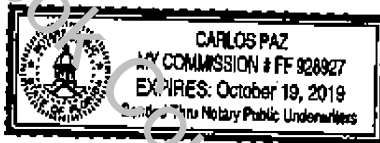
COUNTY OF Hillsborough }
 } ss.
 STATE OF Florida }

On the 12 day of October, in the year 2016, before me, the undersigned, personally appeared Daren M. Perez, an authorized officer or authorized signatory of Wilmington Trust, National Association, as Trustee for MFRA Trust 2015-1, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in their capacity, that by their signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.




Given under my hand and seal this 12 day of October, 2016



NOTARY PUBLIC



This instrument prepared by:
 Michael Goldhirsh, Esq.
 2107 Magnolia Lane
 Highland Park, Illinois 60035

REAL ESTATE TRANSFER TAX		18-Oct-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-04-304-020-0000 20161001670214 1-584-082-752		
REAL ESTATE TRANSFER TAX		18-Oct-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-04-304-020-0000 20161001670214 0-378-123-200		
* Total does not include any applicable penalty or interest due.		

Mail to *tax bill to:*
 FAY SERVICING, LLC - REO
 440 S. LASALLE #2000
 CHICAGO, ILLINOIS 60605

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Lot 35 in Hogenson's 2nd Addition being a subdivision of the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the North East $\frac{1}{4}$ of the South West $\frac{1}{4}$ (except the East 175 feet thereof) and all of the North $\frac{1}{2}$ of the North West $\frac{1}{4}$ of the South West $\frac{1}{4}$ lying East of the West 1290 $\frac{2}{10}$ feet thereof, in Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-04-304-020-0000


Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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, 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 10/18, 2016

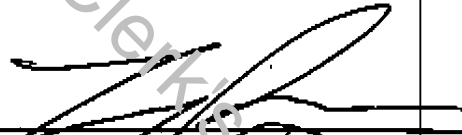
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 18th day of Oct, 2016
Notary Public Victoria A. Friel



The grantee or his agent affirms and verifies that 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, 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.

Date 10/18, 2016

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 18th day of Oct, 2016
Notary Public Victoria A. Friel



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.

(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 Tax Act.)