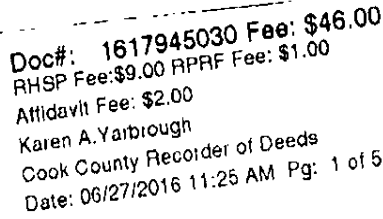


UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 2763669



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.: 0252529128
Investor No.: 1732172342

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Suzanne May, individually as Sole Heir at Law of Richard A. Maduzia (deceased) and as Administratrix of The Estate of Richard Maduzia (deceased) *Probate Case Number 15P4562* 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

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.

REAL ESTATE TRANSFER TAX		27-Jun-2016	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
19-18-312-052-1010		20160601623542 1-140-610-368	

REAL ESTATE TRANSFER TAX		27-Jun-2016	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00
19-18-312-052-1010		20160601623542 1-895-265-600	

Tax Parcel Number: 19-18-312-052-1010

Commonly Known As: 6264 Gullikson Rd Unit 3C, Chicago, Illinois 60638

Re-record to add the Probate Case number

6

6
BR

UNOFFICIAL COPY

Loan No.: 0252529128
Investor No.: 1732172342

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 Richard A. Maduzia

, as Mortgagor
to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Nationstar Mortgage, LLC

, as Mortgagee,
dated May 7th, 2013, and recorded on June 12th, 2013 in Book N/A, Page N/A,
Instrument No. 1316308242, 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.

UNOFFICIAL COPY

Loan No.: 0252529128
Investor No.: 1732172342

WITNESS the HAND and SEAL of the GRANTORS on this 24 day of May, 2016.

[Signature] (Seal)
Suzanne May, Sole Heir at Law of Richard A. Maduzia (deceased)

[Signature] (Seal)
Suzanne May, Administratrix of The Estate of Richard Maduzia (deceased)

(Seal)

(Seal)

Property of COOK COUNTY CLERK'S OFFICE

State of California

County of San Diego

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Suzanne May, Sole Heir at Law of Richard A. Maduzia (deceased) and Suzanne May, Administratrix of The Estate of Richard Maduzia (deceased) 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 24th day of May, 2016.

SEAL



[Signature]
Notary Public

Via Maize
Printed Name
My Commission Expires: June 7, 2018

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."

6/3/2016
Date

Miranda Lemons (Seal)
Printed Name Miranda Lemons

UNOFFICIAL COPY

EXHIBIT "A"

THE FOLLOWING PROPERTY LOCATED AND SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS BEING DESCRIBED AS:

UNIT NUMBER(S) 3C AND G7 IN LISHMORE PLACE WEST PHASE III CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; PARTS OF LOTS 1,2,6, AND 7 AND VACATED ALLEY AND VACATED GULLICKSON ROAD IN BLOCK 63 IN FREDERICK H. BARTOETTS CHICAGO HIGHLANDS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2000 AS DOCUMENT NUMBER 00998205, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TAX ID NO. 19-18-312-052-1010

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: MICHAEL P D'ANTONIO AND JUDY A D'ANTONIO
GRANTEE: RICHARD A. MADUZIA
DATED: 04/24/2003
RECORDED: 05/20/2003
DOC#/BOOK-PAGE: 0314035080

ADDRESS: 6264 GULLIKSON RD UNIT 3C. CHICAGO, IL 60638

END OF SCHEDULE A

UNOFFICIAL COPY

STATEMENT OF GRANTOR/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 6/23, 16 Signature: *J. Madiller*
Grantor or Agent

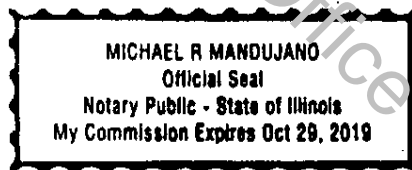
Subscribed and sworn to before me by the said _____
this 23 day of June,
2016
Notary Public *[Signature]*



The grantee 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 6/23, 16 Signature: *J. Madiller*
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 23 day of June,
2016
Notary Public *[Signature]*



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY
OF DOCUMENT # 1617945030

OCT 24 16


RECORDER OF DEEDS COOK COUNTY