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Doc# 1631413028 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2016 11:27 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

WHEN RECORDED RETURN TO:

OLD REPUBLIC TITLE
ATTN: POST CLOSING
830 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Prepared By:

RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

Loan No.: 841146

Investor No.: 6000437040

WARRANTY DEED IN LIEU OF FORECLOSURE

16055743

KNOW ALL MEN BY THESE PRESENTS, that Neil Hansen, as Executor of The Estate of Lois M. Hansen
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 Champion Mortgage Company,
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.

RECORD
FIRST

Tax Parcel Number: 27-14-412-013-1039

Commonly Known As: 15700 Foxbend Court, Unit 2N, Orland Park, Illinois 60462

AJ
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Loan No.: 841146
Investor No.: 6000437040

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 Lois M. Hansen

, as Mortgagor
to First Midwest Bank

, as Mortgagee,
dated June 4th, 2008, and recorded on October 7th, 2008 in Book N/A, Page N/A,
Instrument No. 0828122111, which was assigned to Champion Mortgage Company by an
Assignment recorded in Book N/A, Page N/A, Instrument No. 1233257101, 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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Loan No.: 841146
Investor No.: 6000437040

WITNESS the HAND and SEAL of the GRANTORS on this 21 day of Oct, 2016

Neil Hansen (Seal)
Neil Hansen, as Executor of The Estate of
Lois M. Hansen

_____ (Seal)

_____ (Seal)

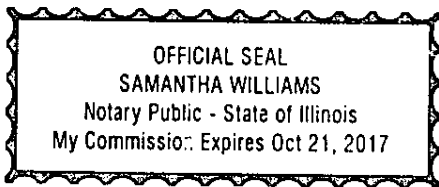
_____ (Seal)

State of IL
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Neil Hansen, as Executor of The Estate of Lois M. Hansen 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 21 day of Oct, 2016.

SEAL



Samantha Williams
Notary Public

Samantha Williams
Printed Name
My Commission Expires: 10/21/17

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Champion Mortgage Company, 2950 Cypress Waters Blvd, Coppell, Texas 75019

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

10/27/2016
Date

Megan Kirby (Seal)
Printed Name Megan Kirby

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EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

UNIT NUMBER 15700 2-"N" IN FIRST ADDITION TO ORLAND GOLF VIEW CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN FIRST ADDITION TO ORLAND GOLF VIEW CONDOMINIUM SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27261332 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

TAX ID NO. 27-14-412-013-1039

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: DARL R. STENER AND PEGGY A. STENER, HIS WIFE, AS JOINT TENANTS

GRANTEE: JAMES R. HANSEN AND LOIS M. HANSEN, HIS WIFE

DATED: 12/01/1989

RECORDED: 12/06/1989

DOC#/BOOK-PAGE: 89581142

JAMES R. HANSEN DIED ON 11/19/1990 LEAVING SAID LOIS M. HANSEN AS THE SURVIVING JOINT TENANT AND SOLE OWNER.

LOIS M. HANSEN DIED ON 11/27/2014.

ADDRESS: 15700 FOXBEND COURT, ORLAND PARK, IL 60462

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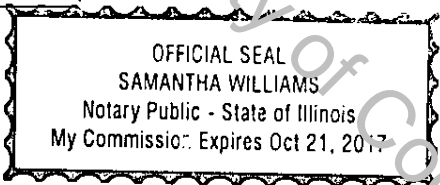
Loan No.: 841146
Investor No.: 6000437040

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 OCT 21, 2016 Signature Neil Hansen
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 21 day of Oct 2016.

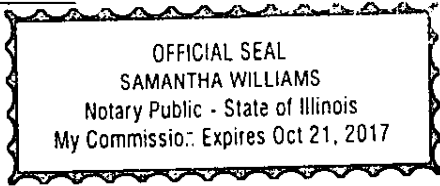


Notary Public Samantha Williams
Printed Name Samantha Williams

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 OCT. 21, 2016 Signature Neil Hansen
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 21 day of Oct, 2016.



Notary Public Samantha Williams
Printed Name Samantha Williams

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.: 841146
Investor No.: 6000437040

STATEMENT BY GRANTOR/GRANTEE

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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 _____

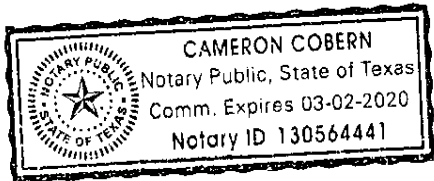
The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 October 25, 2016 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 25 day of October,
2016.

Notary Public [Signature]

Printed Name Cameron Cobern



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)