


# UNOFFICIAL COPY

	
*1631947057*	
Doc#	1631947057 Fee \$44.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE:	\$2.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	11/14/2016 11:14 AM PG: 1 OF 4

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL BY THESE PRESENTS, that DANIEL CARBAJAL AND MELINA CARBAJAL, married to each other, the GRANTOR(S), does give, grant, bargain, sell and convey to Federal Home Loan Mortgage Corporation, the GRANTEE, its successors and assigns, all the following described premises situated in the County of Cook, State of Illinois, to-wit:

LOT 168 IN HOEKSTRA'S SECOND ADDITION TO DUTCH VALLEY BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Commonly known as 16511 Shirley Court, South Holland, IL 60473

Permanent Index No.: 29-22-211-018-0000

TO HAVE AND TO HOLD the above conveyed and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTOR(S) does covenant for themselves, their heirs, executors and assigns, that at the signing of these presents, they are the lawful owner of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and convey the above described premises in the manner and form as above written; and that the above described premises are free and clear from all encumbrances whatsoever, and that the GRANTOR(S) and their heirs, executors and assigns will warrant and defend the above described premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever.

The GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, including rights enumerated by Illinois statutes 735 ILCS 5/12-901 *et seq.*

The acceptance and recording of this deed is expressly subject to and contingent upon DANIEL CARBAJAL AND MELINA CARBAJAL transferring to Federal Home Loan Mortgage Corporation clear and marketable title, with the exception of current taxes and/or Federal Home Loan Mortgage Corporation being satisfied with the condition of title.

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WITNESS the HAND and SEAL of the GRANTOR(S) on this 29<sup>th</sup> day of July, 2016

Daniel Carbajal (Daniel Carbajal)

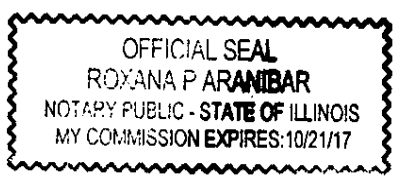
Melina Carbajal (Melina Carbajal)

State of Illinois  
County of Cook

Signed or attested before me on July 29, 2016 by Daniel Carbajal and Melina Carbajal

[Signature]  
Signature of Notary Public

My commission expires 10-21-2017  
(SEAL)



Send Tax Bill to:  
ADDRESS OF GRANTEE:  
Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010

Address of Property:  
16511 Shirley Court  
South Holland, IL 60473

MAIL TO:  
Shapiro Kreisman & Associates, LLC  
Attorneys for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847) 291-1717

This instrument was drafted by:  
Shapiro Kreisman & Associates, LLC  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015

Contact for Grantee:  
Shannon Scott  
3476 Stateview Blvd  
Fort Mill, SC 29715  
(414) 214-4784

Deposit in Recorder's Box #254

EXEMPT 35 ILCS 200/31-45 (L)  
DATE 10/13/16

Case file no: 16-079501

REPRESENTATIVE [Signature]  
Nawasha Jackson  
Foreclosure Specialist

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Daniel Carbajal & Melina Carbajal**  
Mailing Address: **17060 Odell Ave., Tinley Park, IL 60477**  
Telephone No.: **708-262-8717**  
Attorney or Agent: **N/A**  
Telephone No.: **N/A**  
Fax No. **847-291-8946**  
Property Address: **16511 Shirley Court  
South Holland, IL 60473**  
Property Index Number (PIN): **29-22-211-018-0000**  
Water Account Number: **0250018002**  
Date of Issuance: **10/14/16**

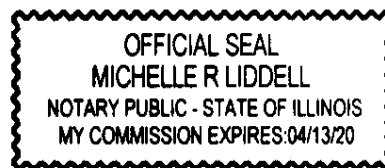
State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on October 14, 2016 by

Michelle R Liddell  
Michelle R Liddell  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Veronic <sup>10/14/2016</sup>  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 08 / 12 / 2016

SIGNATURE: Daniel Carbajal Melina Carvajal  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

ROXANA P. ARANIBAR

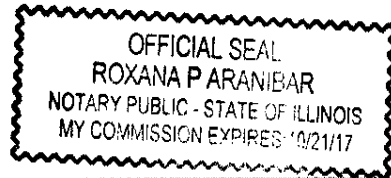
By the said (Name of Grantor): DANIEL CARBAJAL MELINA CARBAJAL

AFFIX NOTARY STAMP BELOW

On this date of: 08 / 12 / 2016

NOTARY SIGNATURE: \_\_\_\_\_

[Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 / 13 / 2016

SIGNATURE: Nawasha Jackson  
Foreclosure Specialist  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Federal Home Loan Mortgage Corporation

AFFIX NOTARY STAMP BELOW

On this date of: 10 / 13 / 2016

NOTARY SIGNATURE: \_\_\_\_\_

[Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31).