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Doc# 1700934054 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 11:39 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

Prepared By:

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

[Space Above This Line For Recording Data]

Loan No.: 0610814816

Investor No.: 0105995194

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Alina Higgins, a single woman, 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 National Mortgage LLC,
whose address is 8950 Cypress Waters Blvd, Coppell, Texas 75019

its successors and assigns, all of the following described premises situated in the County of Cook, the GRANTEE,
State of Illinois, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PIN: 23-27-417-009-0000

Commonly Known As: 12601 Southwest Highway, Palos Park, Illinois 60464

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Investor No.: 0105995194

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 Alina Higgins, a married woman _____, as Mortgagor to Mortgage Electronic Registration Systems, Inc. as nominee for Aegis Wholesale Corporation _____, as Mortgagee, dated September 30th, 2005, and recorded on October 17th, 2005 in Book N/A, Page N/A, Instrument No. 0529048044 _____, 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.

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Investor No.: 0105995194

WITNESS the HAND and SEAL of the GRANTORS on this 2 day of December, 2016

Alina Higgins (Seal)
Alina Higgins

_____ (Seal)

_____ (Seal)

_____ (Seal)

State of ILLINOIS
County of COOK

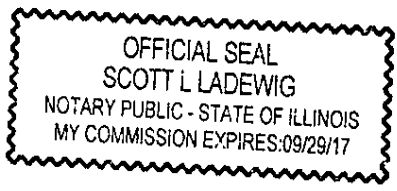
SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,
Alina Higgins

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 2ND day of DECEMBER, 2016.

SEAL



Scott L. Ladewig
Notary Public
SCOTT L LADEWIG
Printed Name
My Commission Expires 9-29-2017

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, Texas 75019

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

12-13-16
Date

Ruth Ruhl (Seal)
Printed Name Ruth Ruhl

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Loan No.: 0610814816
Investor No.: 0105995194

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK AND THE STATE OF ILLINOIS, TO WIT:

LOT 2 IN ZIMMERMAN'S SUBDIVISION OF BLOCK 6 IN MONSON'S AND COMPANY'S FOURTH PALOS PARK SUBDIVISION, IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 23-27-417-009-0000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: ALINA HIGGINS, MARRIED
GRANTEE: PALOS BANK AND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 12TH DAY OF DECEMBER, 2005 AND KNOWN AS TRUST NUMBER 1-6689
DATED: 12/12/2005
RECORDED: 12/28/2005
DOC#/BOOK-PAGE: 0536246003

ADDRESS: 12601 SOUTHWEST HIGHWAY, PALOS PARK, IL 60464

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Investor No.: 0105995194

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 12/2/14, _____ Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 2ND day of DECEMBER, 2014.



Notary Public [Handwritten Signature]
Printed Name SCOTT L. LADEWIG

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 _____, _____ Signature _____
Grantee or Agent

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

Notary Public _____
Printed Name _____

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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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 _____

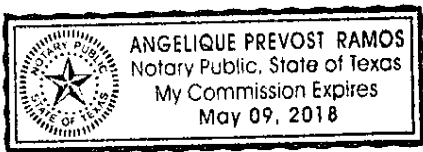
The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 December 7, 2016 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 7 day of December,
2016.

Notary Public [Signature]

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)