

UNOFFICIAL COPY

Doc#. 1713018029 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/10/2017 10:33 AM Pg: 1 of 5



11/5/13 12:44 PM
P. H. ASS

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

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

Loan No.: 0617908785
Investor No.: 0098419915

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Matthew Wood and Justin Wood, husband and wife as tenants by the entirety 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.

Tax Parcel Number: 14-32-411-062-0000

Commonly Known As: 1850 N Bissell St, Chicago, Illinois 60614

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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 Matthew Wood and Justine Wood, husband and wife, as Mortgagor to Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender

, as Mortgagee, dated March 16th, 2006, and recorded on March 20th, 2006 in Book N/A, Page N/A, Instrument No. 0507941015, 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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WITNESS the HAND and SEAL of the GRANTORS on this 14 day of August, 2016.

[Signature] (Seal)

Matthew Wood
[Signature] (Seal)

Justine Wood

_____ (Seal)

_____ (Seal)

State of IL
County of Cook

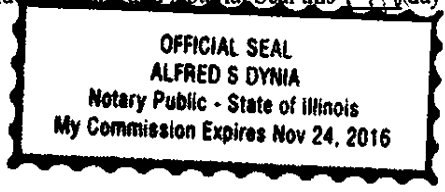
SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Matthew Wood and Justine Wood

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 14 day of August, 2016.

SEAL



[Signature]
Notary Public
Alfred S. Dynia
Printed Name
My Commission Expires: 11/24/16

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"

10-3-2016
Date

[Signature] (Seal)
Printed Name Megan Kirby

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EXHIBIT "A"

LOT 18 (EXCEPT THE WEST PART OF BEING 61 FEET ON THE SOUTH LINE AND 62 FEET ON THE NORTH LINE OF SAID LOT), IN SUBDIVISION OF BLOCK 5 OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 August 14, 2016 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 14th day of August, 2016.

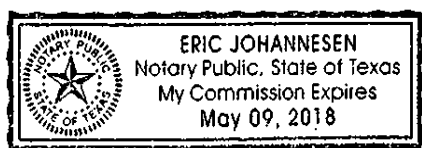


Notary Public [Signature]
Printed Name Alfred S. Dynia

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 September 20th, 2016 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 20th day of September, 2016.



Notary Public [Signature]
Printed Name Eric Johanesen

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)