

UNOFFICIAL COPY

Doc#: 1713155112 Fee: \$64.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2017 11:59 AM Pg: 1 of 9

1511
C1146-42846 1 of 3)
QUIT CLAIM DEED)
STEWART TITLE)
800 E. DIEHL ROAD)
SUITE 180)
NAPEVILLE, IL 60563)
)
)
)
)
)
)

Dec ID 20170501650009
ST/CO Stamp 0-372-750-016

UPON RECORDING
MAIL TO:

FAY SERVICING, LLC - REO
440 S. LASALLE #2000
CHICAGO, ILLINOIS 60605

The above space for recorder's use only

for MFRA Trust 2015-2
* ~~for MFRA Trust 2015-2~~
THE GRANTOR, Wilmington Trust, National Association, as Trustee
in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in
hand paid, CONVEYS and QUIT CLAIMS to: Diplomat Property Manager, LLC, a Delaware
Limited Liability Company, GRANTEE, all our interest in the following described real estate
situated in the County of Cook, in the State of Illinois, to wit:

** not in its individual capacity but solely acting*

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 243 S. Hickory Street, Glenwood, Illinois 60425

PIN: 32-10-209-005-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois, if any.

Dated this 2nd day of May, 2017.

Wilmington Trust, National Association,
as Trustee for MFRA Trust 2015-2 by Fay
Servicing, LLC as attorney in fact

NO. 4198 REAL ESTATE TRANSFER TAX
AMOUNT 50.00
DATE 5/3/17
SOLD BY SA
EXEMPT
The Village of
GLENWOOD

By: [Signature]
Name: Ruben Vangas REO Asset Manager
Its: Attorney-In-Fact Fay Servicing, LLC

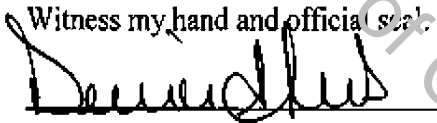
STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPEVILLE, IL 60563

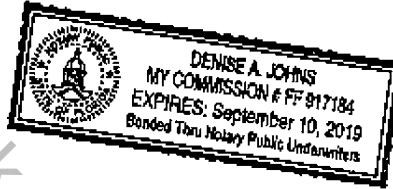
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COUNTY OF Hillsborough }
 } ss.
 STATE OF Florida }



On the 2nd day of May, in the year 2017, before me, the undersigned, personally appeared Ruben Vangas, an authorized officer of, or authorized signatory for Wilmington Trust, National Association, as Trustee for MFRA Trust 2015-2, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in their capacity, that by their signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

Witness my hand and official seal:





My commission expires: 9/10/19

REAL ESTATE TRANSFER TAX		10-May-2017	
	COUNTY:	ILLINOIS:	0.00
	TOTAL:		0.00
32-10-209 (05-000)		20170501650009 0-372-750-016	

This instrument prepared by:
 Michael Goldhirsh, Esq.
 2107 Magnolia Lane
 Highland Park, Illinois 60035

Mail to:
 FAY SERVICING, LLC - REO
 440 S. LASALLE #2000
 CHICAGO, ILLINOIS 60605

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ALTA Certificate (6/7/96)

SCHEDULE A

Exhibit A - Legal Description

LOT 51 IN BROOKWOOD POINT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 19, 1968, AS DOCUMENT NO. LR 2427372, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

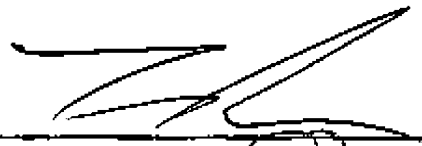
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STATEMENT BY GRANTOR AND GRANTEE

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 May 2nd, 20 17

Signature: _____



Grantor or Agent

Subscribed and sworn to before me

By the said Agent

This 2 day of May, 2017


Notary Public Victoria A. Friel



The grantee or his agent affirms and verifies that 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.

Date May 2nd, 2017

Signature: _____



Grantee or Agent

Subscribed and sworn to before me

By the said Agent

This 2 day of May, 2017

Notary Public Victoria A. Friel



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 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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KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2016087813 03/24/2016 at 03:48 PM
OFF REC BK: 18129 PG: 1772-1776
DocType:PA RECORDING: \$35.50

Exhibit B

(Space above reserved for Recorder of Deeds certification)

Limited Power of Attorney

Wilmington Trust, National Association, not in its individual capacity but
solely as trustee of MFRA Trust 2015-2

To

Fay Servicing, LLC

Return to:
Vantage Point Title
Attention: Default Services
25400 US 19 North, Suite 135
Clearwater, FL 33763

Prepared by:
Adam B. Scozzafava
c/o Fay Servicing, LLC
440 South LaSalle Street, Suite 2000
Chicago, IL 60605

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When recorded return to:

Fay Servicing, LLC
 440 South LaSalle Street, Suite 2000
 Chicago, IL 60605
 Attention: Legal Dept.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

This Limited Power of Attorney is made in connection with that certain Flow Servicing Agreement, dated as of November 17, 2014 (the "Agreement"), by and among MF Residential Assets I, LLC (the "Initial Owner") and any other Person or statutory trust organized under the laws of the State of Delaware that becomes a party thereto pursuant to a Joinder Agreement (collectively with the Initial Owner, the "Owners" and, individually, an "Owner"), and Fay Servicing, LLC (the "Servicer"). MFRA Trust 2015-2, a Delaware statutory trust, became an Owner pursuant to that certain Joinder to Servicing Agreement dated as of September 11, 2015.

Capitalized terms used, but not defined, herein shall have the meanings assigned thereto in the Agreement.

WILMINGTON TRUST, NATIONAL ASSOCIATION, not in its individual capacity but solely as trustee of MFRA Trust 2015-2, as an Owner ("Trust 2015-2") hereby appoints Servicer, as its true and lawful attorney-in-fact, to act in its place for the following purposes:

To sign, execute, acknowledge, deliver and record, in the name of Trust 2015-2, and any acquired or merged entities, all documents in conjunction with the Assets for the purposes of (i) completing and recording any assignment, release or reconveyance instrument which is required for (a) the proper servicing of the related Asset or otherwise necessary to cure any defect in the chain of title, (b) to ensure that the Asset vests in the name of Trust 2014-2 or another party designated by Trust 2014-2, and (c) for any transfer of record title which is required with respect to the Assets or any security interest related thereto, (ii) curing any defects associated with any other document or instrument with respect to an Asset related to the servicing thereof pursuant to the Agreement; (iii) pursuing, prosecuting and defending foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies, suits and other related matters with respect to any Mortgaged Property or REO Property, as defined in and pursuant to the Agreement; (iv) executing all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign any Mortgaged Property either by foreclosure or by deed lieu of foreclosure, with any such deed to be without recourse; (v) taking such further actions as are deemed necessary or required to service, administer and endorse the terms of the Mortgage Loans in accordance with the Agreement,

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including and without limitation, executing any subordination or release agreements; (vi) executing all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign any REO Property, with any such deed to be without recourse; and (vii) endorsing checks, drafts and other evidences of payment made payable to Trust 2015-2 in conjunction with any Mortgage Loan or REO Property, representing payments on accounts with all such amounts deposited in the Custodial Account or Escrow Account, as defined in and pursuant to the Agreement.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to perform all things requisite, necessary, and proper to carry into effect the powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, as if the undersigned were personally present, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. This Limited Power of Attorney is subject to all the terms and conditions included in the Agreement and is effective as of the date hereof, and shall continue in full force and effect until revoked in writing by the undersigned.

This Limited Power of Attorney shall not be assigned to any third party by the Servicer without the written prior consent of Trust 2015-2.

The Servicer here by agrees to indemnify and hold the Trust 2015-2 and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the applicable Agreement.

Nothing herein shall give any attorney-in-fact the rights or powers to negotiate or settle any suit, counterclaim or action against Trust 2015-2. If the Servicer receives any notice of suit, litigation or proceeding in the name of the Owner, then Servicer shall promptly forward a copy of same to Trust 2015-2.

If any provisions of this Limited Power of Attorney shall be held invalid, illegal, or unenforceable, the validity, legality or enforceability of the other provisions hereof shall not be affected thereby. This Limited Power of Attorney is entered into and shall be governed by and construed by the laws of the State of New York without regard to conflicts of law principles of such state (except for Section 5-1401 of the New York General Obligations Law which shall govern).

[Signature page follows.]

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IN WITNESS WHEREOF, Trust 2015-2 has caused these presents to be signed and acknowledged in their name and on their behalf by a duly elected and authorized signatory this 27 day of November, 2015.

WILMINGTON TRUST, NATIONAL ASSOCIATION, not in its individual capacity but solely as trustee of MFRA Trust 2015-2

By: [Signature]
Name: Adam B. Scozzafava
Title: Vice President

WITNESSES

By: [Signature]
Name: Joseph Benjamin
Title: Client Associate

By: [Signature]
Name: Danielle Kierych
Title: Client Associate

STATE OF DELAWARE)

) ss.:

COUNTY OF NEW CASTLE)

On November 27, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared before me Adam Scozzafava, Vice President of Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2015-2, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed that same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.

Notary Signature: [Signature]
Name: Christina M. Bader
My commission expires: 4-15-2018

[NOTARY SEAL]

