

# UNOFFICIAL COPY



\*17153340420\*

Doc# 1715334042 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 10:29 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.: 848242

Investor No.: 6000203388

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Eunice Rosenstein, as Trustee Under the Provisions of a Trust Agreement Dated the 4th Day of June 1979 and known as Eunice Rosenstein Self Declaration of Trust 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 US Bank National Association, as Trustee of Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities, Series 2011-1, whose address is 8950 Cypress Water's Blvd, Coppell, TX 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.

PIN: 27-23-118-017-0000

Commonly Known As: 8721 Crystal Creek Drive, Orland Park, Illinois 60462

ILLINOIS WARRANTY DEED IN LIEU OF FORECLOSURE

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Re

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Loan No.: 848242  
Investor No.: 6000203388

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 Seymour Rosenstein and Eunice Rosenstein, husband and wife, as Mortgagor to All America Reverse Mortgage LLC D/B/A 1st All America Mortgage

, as Mortgagee, dated December 14th, 2005, and recorded on February 24th, 2006 in Book N/A, Page N/A, Instrument No. 0605555036, which was assigned to US Bank National Association, as Trustee of Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities, Series 2011-1 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 Grantor(s) 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 Grantor(s) 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.: 848242  
Investor No.: 6000203388

WITNESS the HAND and SEAL of the GRANTORS on this 4 day of May, 2017, 20    .

Eunice Rosenstein as Trustee

Eunice Rosenstein, as Trustee Under -Grantor(s)  
the Provisions of a Trust Agreement  
Dated the 4th Day of June 1979 and  
known as Eunice Rosenstein Self  
Declaration of Trust

-Grantor(s)

-Grantor(s)

-Grantor(s)

Property of COOK COUNTY CLERK'S OFFICE

### ACKNOWLEDGEMENT

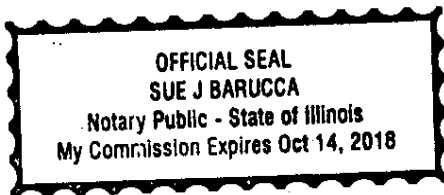
State of Illinois  
County of Lake

ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Eunice Rosenstein, as Trustee Under the Provisions of a Trust Agreement Dated the 4th Day of June 1979 and known as Eunice Rosenstein Self Declaration of Trust 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 4<sup>th</sup> day of May, 2017.

SEAL



Sue J Barucca  
Notary Public

Sue J. Barucca  
Printed Name  
My Commission Expires: 10/14/18

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 8950 Cypress Waters Blvd, Coppell, Texas 75019

"TAX EXEMPT PURSUANT TO PARAGRAPH L, STATE STATUTE 35 ILCS 200/31-45"

5-11-2017  
Date

Ruth Ruhl (Seal)  
Printed Name Ruth Ruhl

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Loan No.: 848242  
Investor No.: 6000203388

## EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

### PARCEL 1:

THAT PART OF LOT 5 IN HIGHLAND BROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 48 DEGREES 34 MINUTES 11 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 14.51 FEET; THENCE SOUTH 41 DEGREES 25 MINUTES 49 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 20.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 48 DEGREES 34 MINUTES 11 SECONDS WEST 41.33 FEET; THENCE SOUTH 41 DEGREES 25 MINUTES 49 SECONDS EAST 85.50 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 11 SECONDS EAST 41.33 FEET; THENCE NORTH 41 DEGREES 25 MINUTES 49 SECONDS WEST 85.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR HIGHLAND BROOK TOWNHOUSES RECORDED MAY 19, 1997 AS DOCUMENT 97-351142, AS AMENDED.

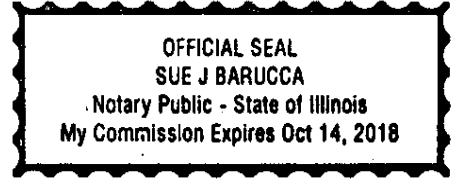
TAX ID NO: 27-23-118-017-0000

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED  
GRANTOR: OLD KENT BANK AS SUCCESSOR TRUSTEE TO FIRST NATIONAL BANK  
OF EVERGREEN PARK, AS TRUSTEE OF TRUST NO. 3913  
GRANTEE: SEYMOUR ROSENSTEIN AND EUNICE ROSENSTEIN, HUSBAND AND  
WIFE AS TENANTS BY THE ENTIRETY  
DATED: 08/19/1999  
RECORDED: 09/02/1999  
DOC#/BOOK-PAGE: 99836688

NOTE - SEYMOUR DIED 8/10/2015, VESTING TITLE IN EUNICE BY OPERATION OF LAW.

ADDRESS: 8721 CRYSTAL CREEK DRIVE , ORLAND PARK, IL 60462

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Loan No.: 848242  
Investor No.: 6000203388

## STATEMENT BY GRANTOR

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 May 4, 2017

Signature Eunice Rosenstern as Trustee  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 4th day of May, 2017.

Notary Public Sue J. Barucca

Printed Name Sue J. Barucca

## STATEMENT BY GRANTEE

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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Loan No.: 848242  
Investor No.: 6000203388

## STATEMENT BY GRANTOR

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 \_\_\_\_\_, \_\_\_\_\_ Signature \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_

Notary Public \_\_\_\_\_

Printed Name \_\_\_\_\_

## STATEMENT BY GRANTEE

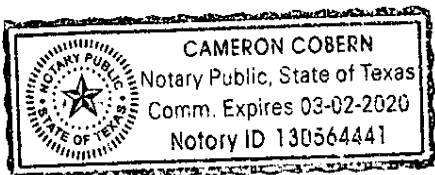
Grantee or his agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 9, 2017 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 9 day of May,  
2017

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)