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\*1729306027D\*

Doc# 1729306027 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2017 11:04 AM PG: 1 OF 6



Doc# Fee \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2017 11:04 AM PG: 0

**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.: 0618845721

Investor No.: 101392634

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Rene Nino and Juana Castrejon, 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 Nationstar 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.

### REAL ESTATE TRANSFER TAX



51347 10/19/17

Calumet City • City of Homes \$

PIN: 30-17-113-047-0000

Commonly Known As: 420 156th Street, Calumet City, Illinois 60409

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Loan No.: 0618845721  
Investor No.: 101392634

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 Juana Castrejon, unmarried

, as Mortgagor  
to Mortgage Electronic Registration Systems Inc., as nominee for Countrywide Bank, a Division of Treasury Bank, N.A., as Mortgagee, dated July 18th, 2005, and recorded on August 18th, 2005 in Book N/A, Page N/A, Instrument No. 0523016073, 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 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.: 0618845721  
Investor No.: 101392634

WITNESS the HAND and SEAL of the GRANTORS on this 18 day of MAY, 20 17

Rene Nino  
Rene Nino  
Juana Castrejon  
Juana Castrejon -Grantor(s)

-Grantor(s)

-Grantor(s)

## ACKNOWLEDGEMENT

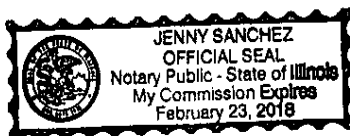
State of ILLINOIS SS.  
County of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,  
Rene Nino and Juana Castrejon

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 18 day of MAY, 20 17

SEAL



Jenny Sanchez  
Notary Public

Printed Name

My Commission Expires: Feb. 23, 2018

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 35 ILCS 200/31-45"

6-1-17  
Date

Ruth Ruhl (Seal)  
Printed Name Ruth Ruhl

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Loan No.: 0618845721  
Investor No.: 101392634

## EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOTS THIRTY-NINE (39) AND FORTY (40) IN BLOCK TWENTY (20) IN WEST HAMMOND, A  
SUBDIVISION OF THE NORTH 1896 FEET OF FRACTIONAL SECTION 17, TOWNSHIP  
THIRTY SIX (36) NORTH, RANGE FIFTEEN (15) EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

TAX ID NO: 30-17-113-047-0000

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED  
GRANTOR: JUANA CASTREJON, MARRIED  
GRANTEE: RENE NINO AND JUANA CASTREJON, HUSBAND AND WIFE, AS  
TENANTS BY THE ENTIRETY  
DATED: 12/13/2007  
RECORDED: 01/04/2008  
DOC#/BOOK-PAGE: 0800448010

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED  
GRANTOR: DOMINGO GADUNO AND MARGARITA HERNANDEZ, AS JOINT TENANTS  
GRANTEE: JUANA CASTREJON, UNMARRIED  
DATED: 07/18/2005  
RECORDED: 08/18/2005  
DOC#/BOOK-PAGE: 0523016072

ADDRESS: 420 156TH STREET , CALUMET CITY, IL 60409

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Loan No.: 0618845721  
Investor No.: 101392634

**STATEMENT BY GRANTOR**

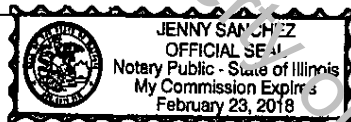
Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 15/18, 2017

Signature [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 18 day of MAY, 2017



Notary Public [Signature]

Printed Name Jenny Sanchez

**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.: 0618845721  
Investor No.: 101392634

## 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 \_\_\_\_\_

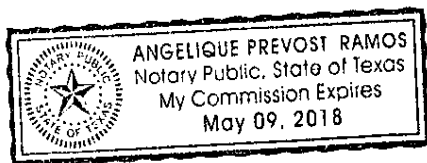
Printed Name \_\_\_\_\_

## 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 June 20, 2017 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 20 day of June,  
2017.



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)