

3045

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Doc# 1903734065 Fee \$48.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2019 02:15 PM PG: 1 OF 6

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

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Loan No.: 0641485644
Investor No.: 1730811963

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that James L. DaViera, an unmarried man 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 Federal National Mortgage
Association, whose address is 3900 Wisconsin Ave NW, Washington, DC 20016

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

06-Feb-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

32-36-205-015-0000

| 20190101688832 | 1-730-947-486

PIN: 32-36-205-015

Commonly Known As: 22425 Yates Ave, Sauk Village, Illinois 60411

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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 James L. DaViera

, as Mortgagor
to Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, N.A.

, as Mortgagee,
dated November 30th, 2012, and recorded on December 17th, 2012 in Book N/A, Page N/A,
Instrument No. 1235257424, which was assigned to Federal National Mortgage Association 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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WITNESS the HAND and SEAL of the GRANTORS on this 22 day of June, 2018

James L. DaViera
James L. DaViera -Grantor(s)

-Grantor(s)

-Grantor(s)

-Grantor(s)

Property of Cook County

ACKNOWLEDGEMENT

State of INDIANA
County of LAKE

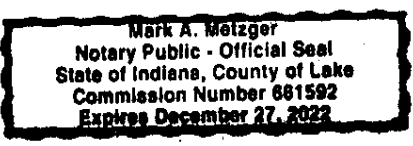
SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,
James L. DaViera

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 22 day of June, 2018

SEAL



Mark A. Metzger
Notary Public
Mark A. Metzger
Printed Name
My Commission Expires 12/27/22

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

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

7-10-18
Date

Ruth Ruhl (Seal)
Printed Name Ruth Ruhl

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Loan No.: 0641485644
Investor No.: 1730811963

EXHIBIT "A"

The land hereinafter referred to is situated in the City of Sauk Village, County of Cook, State of IL, and is described as follows:

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 683 in Indian Hill Subdivision Unit Number 3, a subdivision of the Northwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of Section 36, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

APN: 32-36-205-015

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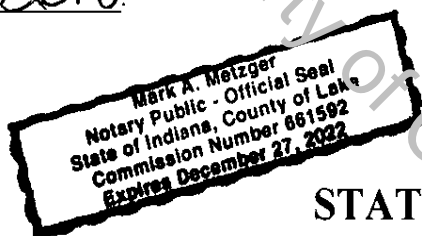
Loan No.: 0641485644
Investor No.: 1730811963

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 June 27, 2018 Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 27 day of June, 2018.



Notary Public [Handwritten Signature]
Printed Name MARK A. Metzger

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.: 0641485644
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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 _____

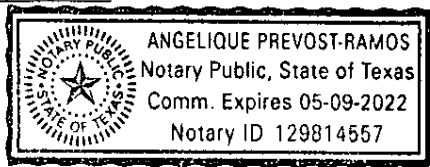
Printed Name _____

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 July 19, 2018 Signature _____
Grantee or Agent Matthew Conner

Subscribed and sworn to before me by the said Grantee/Agent this 19 day of July,
2018.



Notary Public APR - Ramos

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)