

# UNOFFICIAL COPY

Doc#. 2011920057 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/28/2020 09:38 AM Pg: 1 of 6

Dec ID 20200401662641

1/3  
**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, Texas 75251, and Co-Counsel  
Lee Scott Perres, PC  
29 North Wacker Drive, Suite 1010  
Chicago, Illinois 60606

[Space Above This Line For Recording Data]

Loan No.: 2529182

Investor No.: 205216726

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Gerard Robert Geniesse, Jr., as attorney in fact for Lucille Geniesse aka Lucille Ann Geniesse, whose address is 588 Maple Drive, Buffalo Grove, Illinois 60089

("Grantor")

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 d/b/a Champion Mortgage Company, whose address is 8950 Cypress Waters Blvd, Coppell, Texas 75019

("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: 03-05-211-021-0000

Property Address: 588 Maple Drive, Buffalo Grove, Illinois 60089

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Loan No.: 2529182  
Investor No.: 205216726

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, its successors and assigns in said property under said Mortgage whether guaranteed, insured or direct loan, shall not merge, and that said Mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Gerald Geniesse and Lucille Geniesse, husband and wife, not in tenancy in common but in joint tenancy, Mortgagor to PNC Reverse Mortgage, LLC

, Mortgagee, dated June 25th, 2010, and recorded on July 22nd, 2010 in Book N/A, Page N/A, Instrument No. 1020315036, which was assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an assignment ("Assignment") recorded in Book N/A, Page N/A, Instrument No. 1722208521, or by an Assignment recorded simultaneously herewith in the Office of the Recorder of Cook County, State of Illinois.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. The said Grantor does covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, the Grantor is 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, its successor and assigns, against all lawful claims and demands whatsoever. Said Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

Dated: 2/27/2020

Gerard Robert Geniesse, Jr., A/E  
Gerard Robert Geniesse, Jr., as attorney in fact for Lucille Geniesse aka Lucille Ann Geniesse

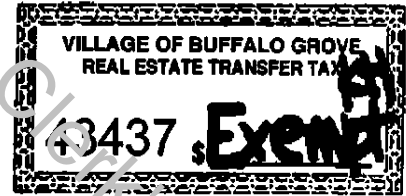
-Grantor

POA Ref# 2007611000  
-Grantor

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-Grantor



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Loan No.: 2529182  
Investor No.: 205216726

## GRANTOR ACKNOWLEDGEMENT

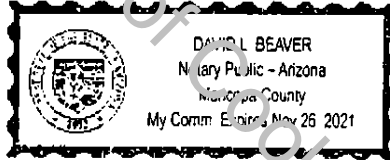
State of   AZ   §  
County of   MARICOPA   §  
                                  §

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Gerard Robert Geniesse, Jr., as attorney in fact for Lucille Geniesse aka Lucille Ann Geniesse

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   27   day of   FEB  ,   2020    


SEAL



Notary Public  
  DAVID L BEAVER    
Printed Name  
My Commission Expires:   11/26/2021  

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"

  3-3-2020    
Date

  Ruth Beal   (Seal)  
Printed Name   Ruth Beal

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Investor No.: 205216726

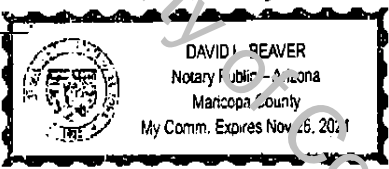
## STATEMENT BY GRANTOR

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 2/27/2020

Signature General Robert Genovese, AEF  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 27 day of FEB 2020



Notary Public DL Beaver  
Printed Name DAVID L BEAVER

## 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.: 2529182  
Investor No.: 205216726

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Dated \_\_\_\_\_ Signature \_\_\_\_\_  
Grantor or Agent

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

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

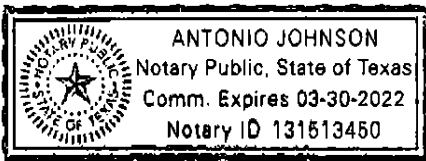
Printed Name \_\_\_\_\_

## 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 2/28/2020 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 28 day of February, 2020.



Notary Public [Signature]

Printed Name Antonio Johnson

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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Investor No.: 205216726

## EXHIBIT "A"

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

Lot 50 in Buffalo Grove Unit No. 6, being a Subdivision in the East half of Section 5, Township 42 North, Range 11, East of the Third Principal Meridian all in Cook County, Illinois.

Property Address: 588 Maple Drive, Buffalo Grove, IL 60089

Parcel ID: 03-05-211-021-0000