

UNOFFICIAL COPY



Doc# 2300522084 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2023 04:04 PM PG: 1 OF 4

QUIT CLAIM DEED

Mail to:

Grantees Address:

Federal National Mortgage Association

5600 Granite Parkway VII

Plano, TX 75024

Send subsequent tax bills to:

Federal National Mortgage Association

5600 Granite Parkway VII

Plano, TX 75024

THIS INDENTURE, made this 2nd day of December, 2022, between **Community Loan Servicing, LLC** a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of IL, party of the first part, and **Federal National Mortgage Association**, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does CONVEY AND QUIT CLAIM unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of IL known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 15-17-401-028-0000

ADDRESS(ES) 114 Oak Ridge Avenue, Hillside, IL 60162

VILLAGE OF HILLSIDE



722184

REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX

05-Jan-2023

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

15-17-401-028-0000

| 20230101624490 | 1-050-125-136

15-17-401-028-0000

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Jessica Fernandez, (Name) Assistant Vice President, and attested to by its (Office) Frank Velazquez, (Name) Assistant Secretary, the day and year first above written.

Nationstar Mortgage LLC as Attorney in fact for Community Loan Servicing, LLC

By: Jessica Fernandez Assistant Vice President Attest: Frank Velazquez Assistant Secretary

State of Florida)
County of Miami-Dade) SS.

On December 07, 2025 before me, Daymaris Lorenzo Del Valle, personally appeared Jessica Fernandez and Frank Velazquez, who provided to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

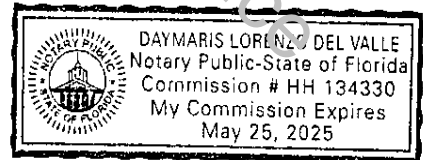
My commission expires on May 25th, 2025.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1540, Chicago, IL 60603.

Exempt from real estate transfer tax under 35 ILCS 200/31-45 L

Date: January 4, 2025

[Signature]
Buyer, Seller or Representative



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LEGAL DESCRIPTION

LOT 16 IN BLOCK 3 IN BOEGER'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO MADISON AND NORTHERN RAILROAD COMPANY, (EXCEPT THE EAST 5 CHAINS OF THE NORTH 10 CHAINS THEREOF AND EXCEPT THE WEST 166 5/10 FEET THEREOF) OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 114 Oak Ridge Avenue, Hillside, IL 60162

P.I.N.(S): 15-17-401-028-0000

W20-0691

Property of Cook County Clerk's Office

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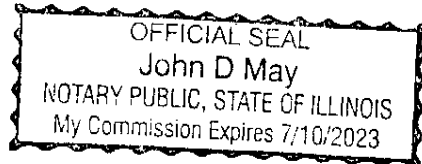
STATEMENT BY GRANTOR AND GRANTEE

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 DECEMBER 12, 2022

Signature: *John D May*
Grantor or Agent

Subscribed and sworn to before me
By the said GRANTOR
This 12th day of DECEMBER, 2022
Notary Public *[Signature]*

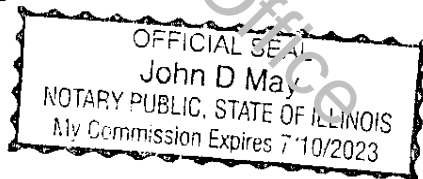


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 DECEMBER 12, 2022

Signature: *John D May*
Grantee or Agent

Subscribed and sworn to before me
By the said GRANTEE
This 12th day of DECEMBER, 2022
Notary Public *[Signature]*



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.)