

# UNOFFICIAL COPY

Doc#: 2404006135 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/09/2024 11:02 AM Pg: 1 of 3

**Prepared By:**  
Potestivo & Associates, P.C.  
223 W Jackson Blvd., Suite 610  
Chicago, IL 60606  
Our File No. 113543

Dec ID 20240201628081

**Return to:**  
Potestivo & Associates, P.C.  
223 W Jackson Blvd., Suite 610  
Chicago, IL 60606

**Mail subsequent tax bills to:**  
Federal Home Loan Mortgage Corporation  
c/o Radian Real Estate Management  
8200 Jones Branch Dr.  
McLean, VA 22102

## QUIT CLAIM DEED

THE GRANTOR(S) **PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING LLC**, 1661 W Washington Rd, Suite 100, West Palm Beach, FL 33409 for the consideration of Ten & no/100 (\$10.00) and other good and valuable consideration, in hand paid, does hereby CONVEY and QUIT CLAIMS to

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Dr. McLean, VA 22102, the GRANTEE(s),

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

LOT 65 IN THE ESTATE OF LAKE LYNWOOD PHASE ONE BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 2004 AS DOCUMENT NUMBER 0434539102, IN COOK COUNTY, ILLINOIS


**Permanent Index Number: 33-07-417-016-0000**

**Property Address: 19921 LAKE PARK DRIVE, LYNWOOD, IL 60411**

# UNOFFICIAL COPY

DATED: January 30, 2024

## PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING LLC

By:   
Kerry Born  
Its: Contract Management Coordinator

State of FLORIDA )  
County of PALM BEACH ) SS.

I, Toni M. Antonas, a Notary Public by means of  physical presence or  online notarization in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kerry Born, Contract Management Coordinator, personally known to me to be the Authorized signor of **PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING LLC** and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

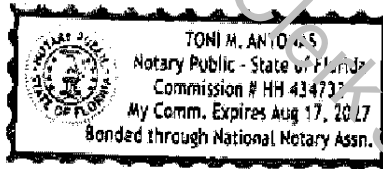
Given under my hand and official seal, this 30th day of January, 2024.

Toni M. Antonas

Notary Public Toni M. Antonas

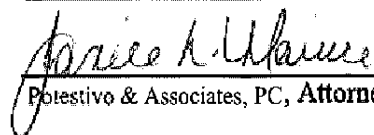
08/17/2017

My Commission Expires



EXEMPT UNDER PROVISIONS OF  
REAL ESTATE TRANSFER ACT 35 ILCS  
200/31-45(e).

DATE: 2/06/2024

  
Potestivo & Associates, PC, Attorney for Seller

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 8 | 2024

SIGNATURE: Deborah Merlin  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

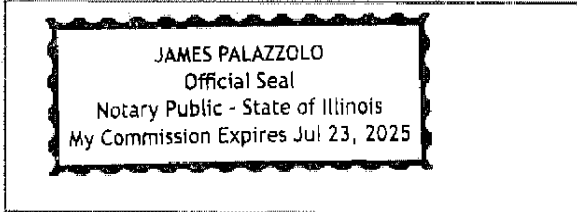
James Palazzolo

By the said (Name of Grantor): Deborah Merlin

**AFFIX NOTARY STAMP BELOW**

On this date of: 2 | 8 | 2024

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 8 | 2024

SIGNATURE: Deborah Merlin  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

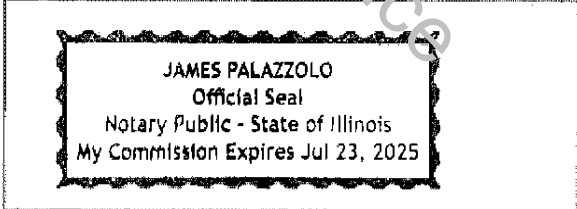
James Palazzolo

By the said (Name of Grantee): Deborah Merlin

**AFFIX NOTARY STAMP BELOW**

On this date of: 2 | 8 | 2024

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**