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00338595

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2000-05-11 15:27:29  
Cook County Recorder 51.00

DEED IN LIEU OF FORECLOSURE



00338595

This Deed is made on March 31, 2000,

**BETWEEN**, Gerald Weichert and Patricia Weichert, husband and wife, whose address is 4210 South Fairfield, Chicago Illinois 60632 referred to as the **Grantors**,

**AND**

ABC Holdings Corporation, whose address is 111 Presidential Boulevard, Suite 128, Bala Cynwyd, PA 19004, referred to as the **Grantee**;

**WITNESSETH :**

In consideration of One Dollar (\$1.00), in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant and convey to the Grantee, in lieu of mortgage foreclosure, all that property that consists of the land and all the improvements, buildings and structures on the land at 4210 South Fairfield, City of Chicago, County of Cook, State of Illinois. The legal description is attached as **Exhibit "A"**.

This Deed is intended to constitute a Deed in Lieu of Foreclosure and is under and subject to the provisions of that certain mortgage dated July 27, 1998, in the original amount of \$151,200.00 given to HomeAmerican Credit, Inc. d/b/a Upland Mortgage ("HAC"), which Mortgage was recorded in the Office of the Recorder of Deeds for Cook County at Book ~~88687812~~ Page \_\_\_\_\_ (the "Mortgage"), HAC being an affiliate of the Grantee. The execution, delivery and recording of this Deed shall not constitute a satisfaction or discharge of, nor be deemed to satisfy or discharge, in whole or in part, the Mortgage or the accompanying Note of the same date, or any portion of the debt evidenced by the Note and secured by the Mortgage, nor constitute a merger of all or any part or portion of the Mortgage or any rights of the mortgagee or the Grantee under the Mortgage, all of which are expressly reserved.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever belonging to the granted premises, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors, and assigns, to and for the only proper use and behoove of the Grantee, its successors and assigns forever.

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AND, the Grantors, for themselves and their respective heirs, successors, assigns, executors, administrators and legal representatives hereby covenant and agree that they do warrant specially the property hereby granted, and will forever defend the Grantee, its successors and assigns, against the claims of all and every person and persons lawfully claiming by, from or under the Grantors.

IN WITNESS WHEREOF, each of the Grantors have set their hand and seal the day and year first written above.

Witnessed by:

Nancy Vasquez

Grantor:

Gerald P. Weichert (Seal)  
Gerald Weichert

Witnessed by:

Marcela Ruiz

Witnessed by:

Nancy Vasquez

Grantor:

Patricia B. Weichert (Seal)  
Patricia Weichert

Witnessed by:

Marcela Ruiz

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SCHEDULE A  
ALTA Commitment  
File No.: 36318

00338595

LEGAL DESCRIPTION

Lot 24 in Block 4 in the subdivision of the North 16 2/3 acres of the South 25 acres of the West Half of the Northwest Quarter of Section 1, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4210 S. Fairfield, Chicago, IL 60632

PIN 19-01-216-021

Property of Cook County Clerk's Office

STEWART TITLE COMPANY

07/20/98 MON 13:28 FAX 708 954 2317

STEWART TITLE COMPANY

0002

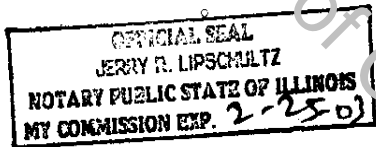
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State of Illinois :  
County of Cook : SS.

On this, the 31 day of March, 2000, before me, a Notary Public for the state of Illinois, residing in the County of Cook, personally appeared Gerald Weichert and Patricia Weichert, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and each of them acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



*[Handwritten Signature]*  
Notary Public

~~Prepared by~~

The address of the above-named Grantee is:

111 Presidential Boulevard  
Suite 128  
Bala Cynwyd, PA 19004

*Robyn Brown*  
On behalf of the Grantee

Mail to:

**CODILIS & ASSOCIATES, PC**  
7955 SOUTH CASS AVENUE  
SUITE 114  
DARIEN, ILLINOIS 60581  
630/241-4300

00-3038

Box 70

PREPARED BY:

Upland Mortgage  
Bala Pointe Office Center  
111 Presidential Blvd.  
Bala Cynwyd, PA 19004

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8301541-4300  
DARIEN, ILLINOIS 60581  
SUITE 114  
1838 SOUTH CASS AVENUE  
CODING & ASSOCIATES, PC