

UNOFFICIAL COPY

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that GRANTORS, Sergio Ramirez, a single person and Therese Ramirez, also known as Therese Folliard, a single person, do hereby GRANT, TRANSFER, CONVEY and QUITCLAIM to GRANTEES, Joseph Marino and Kimberly Marino, in lieu of foreclosure of the residential mortgage given by GRANTORS to Joseph Marino and Kimberly Marino, dated September 21, 1999, and recorded September 30, 1999, in the Cook County Recorder's Office as Document No. 99227750, all of its right title and interest in an to the following described real estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 0802218046 Fee: \$30.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/22/2008 12:09 PM Pg: 1 of 4

SEE EXHIBIT A ATTACHED HERE TO

Permanent Index Number: 12-25-223-037-1009

Address of Real Estate: 2930 North Harlem Ave., Unit 3-A, Elmwood Park, Illinois 60707

Subject to the lien for general real estate taxes, easements, restrictions, reservations, covenants and conditions of record.

Grantors and Grantees acknowledge and agree that tender of this Deed and the recording of this Deed shall constitute acceptance by the Mortgagee of a Deed in Lieu of Foreclosure. The Grantees further acknowledge and agree that acceptance of this Deed in Lieu of Foreclosure shall relieve Grantors of personal liability for the indebtedness owed Grantees in connection with the residential mortgage loan given by Grantees to Grantors on September 21, 1999.

Grantors and Grantees state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereon, and easements and appurtenances thereto, conveyed pursuant to this Deed shall not merge with or extinguish the lien of Grantees' Loan Documents, or the interests of Grantees or their successors or assigns thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon, and easements and appurtenances thereto, conveyed pursuant hereto shall remain subject to Grantees' Loan Documents, and Grantees' Loan Documents shall remain in full force and effect, now and hereafter, until and unless the real property described above and all improvements thereon, and easements and appurtenances thereto, shall be sold at a foreclosure sale, or the lien of Grantees' Loan Documents shall be discharged by Grantees through a recorded written instrument.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

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In Witness Whereof, the GRANTOR aforesaid has hereunto set its hands and seals as of the 10th day of January, 2008.

Sergio Ramirez
SERGIO RAMIREZ

Exempt under Provisions of Paragraph L,
Section 31-45, Real Estate Transfer Tax Law

Date: 1/10/08

McCook Whitley
Signature of Buyer, Seller or Representative
STATE OF ILLINOIS

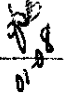
COUNTY OF COOK)

)SS.



Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT



Therese Ramirez Follard
THERESE RAMIREZ, also known
as THERESE A. FOLLIARD
Signing for the sole purpose of
waiving any and all homestead
rights

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sergio Ramirez and Therese Ramirez, also known as Therese A. Folliard, 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 acknowledged that they signed, sealed 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 10th day of January, 2008.

Juditha A. Seghers
Notary Public



This instrument was prepared by:

Adam R. Moreland
Rock Fusco, LLC
321 N. Clark St., Suite 2200
Chicago, Illinois 60610

After recording mail to:
Lisa A. Marino, Esq.
Marino & Assoc., P.C.
3310 N. Harlem Ave.
Chicago, IL 60634

Send subsequent tax bills to:
Joseph C. Marino
49 Marguerite Drive
Rancho Palos Verde, CA 90275

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 3-A IN NORTHSHIRE CONDOMINIUM RECORDED AS DOCUMENT NO. 22566022 SITUATED IN LOT 5 AND THE NORTH 40 FEET OF LOT 6 IN RUTHERFORDS SECOND ADDITION TO MOUNT CLARE IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-25-223-037-1009

Common Address: 2930 North Harlem Ave., Unit 3-A, Elmwood Park, Illinois 60707

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 ILLINOIS.

Dated 1/16/08

SIGNATURE [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 17th (th) day of JAN, 2008

Notary Public [Handwritten Signature]



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 1/16/08

SIGNATURE [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 17th (th) day of JAN, 2008

Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.