



RECORD AND RETURN TO:
WELLS FARGO FINANCIAL ILLINOIS, INC.
4143 121ST STREET
URBANDALE, IOWA 50323

Doc#: 1019504021 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2010 09:00 AM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED BY:
Wells Fargo Financial Illinois, Inc.
4143 121ST STREET
URBANDALE, IOWA 50323

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Tax Parcel No.: 19-37-127-008-0000 Vol. 0191

172289157

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that
Jamal Martin and Flor Martin, husband and wife as tenants by the entirety

hereinafter called grantor, for \$ 1.00 and the consideration hereinafter stated, do hereby grant,
bargain, sell and convey unto
Wells Fargo Financial Illinois, Inc.

who address is 4119 121st St, Urbandale, IA 50323

and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto
belonging or in any way appertaining, situated in the County of Cook, State of
ILLINOIS, described as follows:

Lot 59 in Daniel Kandick's 79th Street Highlands a subdivision of part of Lot 4 in subdivision of Lot 8
in assessors division of the North 1/2 of Section 32, Township 38 North, Range 13 East of the Third
Principal Meridian, in Cook County, Illinois.

Exempt under provision of paragraph 1
Section 31-45, Real Estate Transfer Tax

Act. 6/8/10
Date Ketina Wolke
Ketina Wolke, representative

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Property Address: 8137 S Mulligan, Burbank, Illinois 60459**Tax Parcel No: 19-32-127-008-0000 Vol. 0191**

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct. By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceeding to foreclose that mortgage, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

The true and actual consideration for this transfer consists of \$ **1.00** and grantee's waiver of its right to bring an action against grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action as stated above with respect to that certain mortgage signed on **DECEMBER 4, 2007**, by grantor in favor of **Wells Fargo Financial Illinois, Inc.**

and recorded at **Instrument No. 0734534085**

real property records of **Cook**

County on **December 11, 2007** and re-recorded

FEBRUARY 20, 2008 as instrument **0805144010**

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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IN WITNESS WHEREOF, the grantor has executed this instrument on ¹⁷²²⁸⁹¹⁵⁷ 5/5/10

Jamal Martin (Seal)
Jamal Martin - Grantor

Flor Martin (Seal)
Flor Martin - Grantor

____ (Seal)
- Grantor

____ (Seal)
- Grantor

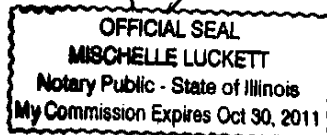
____ [Space Below This Line For Acknowledgment] _____

State of ILLINOIS
County of Cook

This instrument was acknowledged before me on May 5, 2010 (date) by
Jamal Martin and Flor Martin.

Mischelle Lockett (Signature of Notary Public)

(Seal)



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First American Title Company

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 7/1, 2010 Signature Melinda Mitchell
Grantor or Agent
Melinda Mitchell

Subscribed and sworn to before me
by the said affiant
This 15 day of July, 2010.
Notary Public Ellen S. Dufur



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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/1, 2010 Signature Katharina Wolfe
Grantor or Agent
Katharina Wolfe

Subscribed and sworn to before me
by the said affiant
This 15 day of July, 2010.
Notary Public Meggan J. Halvorson

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

