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Doc#: 1130429045 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2011 11:52 AM Pg: 1 of 5

Prepared By:
National Deed Network
c/o William E. Culphey, P.C.
28100 US Hwy 19 North, Suite 300
Clearwater, Florida 33761

PLEASE RECORD & RETURN TO:
National Advantage Settlement SVC
329 Forest Grove Rd, Ste 201
Coraopolis, PA 15108

RETURN TO:
Fidelity National Title Group, Inc.
National Agency Solutions
6500 Pinecrest Drive Suite #600
Piano, TX 75024

EXEMPT UNDER PROVISION OF
PARAGRAPH e
SECTION 31-45, REAL ESTATE
TRANSFER TAX ACT
DATE: 10.3.11

Mail Tax Statements To:
Federal National Mortgage Association
c/o Bank of America
5401 N. Beach Street
Fort Worth, TX 76137
File #: 30661

Gene Moore

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that RADU MIHESTEAN, a single person, hereinafter called Grantors, for \$10.00 and the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter called grantee, and unto grantee's successors 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:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN# 11-30-406-024-1007

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 affect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

S Y
P 15
S N
SC Y
INT CP

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By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against Grantors 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 proceedings 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 Grantors attempt to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

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

Grantors are 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. Grantors declare that this conveyance is freely and fairly made.

The true and actual consideration for this transfer consists of grantee's waiver of its right to bring an action against based on the promissory note secured by the mortgage hereinafter described and agreement not to name the Grantors as a party to a foreclosure action stated above with respect to that certain mortgage signed on 08/07/2007, by Grantors in favor of MERS, INC., as nominee for Countrywide Home Loans, Inc, and recorded on 09/06/2007 at Book/Instrument 0724940058, and assigned to BAC HOME LOANS SERVICING, LP f/k/a Countrywide Home Loans Servicing LP, instrument recorded in Book/Instrument 1112412049 on 05/04/2011; real property records of Cook County, Illinois.

In constructing this deed and where the context so requires, the singular included 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.

This Deed is an absolute conveyance of title in consideration for the cancellation of the personal liability of the debtor pursuant to that mortgage recorded at Book/Instrument 724940058, as assigned and recorded at Book/Instrument 1112412049 Cook County, Illinois Records. It is the intention of the parties that there shall not be a merger of the fee with the lien so that the lien is preserved in favor of the mortgagee.

City of Chicago
Dept. of Revenue
616358

10/31/2011 11:24
dr00205



Real Estate
Transfer
Stamp

\$0.00

Batch 3,730,549

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IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of July 2011.

Signed, sealed and delivered in our presence:

MELINDA MIHESTEAN
Witness Mihesteian

Radu Mihesteian
RADU MIHESTEAN

Printed Name
Melinda Mihesteian
Witness

ICAM MIHESTEAN
Printed Name

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 23 day of July, 2011, by RADU MIHESTEAN, who is personally known to me or who has produced Personal License as identification, and who has signed this instrument willingly.

Anthony Martin 3/2015
Notary Public
My commission expires:



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EXHIBIT "A"

UNIT 2C AS DELINEATED ON SURVEY OF LOT 13 AND THE SOUTH ½ OF LOT 12 IN BLOCK 6 IN MURPHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 16161 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 19305865, TOGETHER WITH AN UNDIVIDED 8.080 PERCENT INTEREST IN SAID LOT 13 AND THE SOUTH ½ OF LOT 12 IN BLOCK 6 IN MURPHY'S ADDITION TO ROGERS PARK AFORESAID (EXCEPTING THEREFROM ALL THE PROPERTY AND SPACE KNOWN AS UNITS 1A TO 1D, BOTH INCLUSIVE, 2A TO 2D, BOTH INCLUSIVE, 3A TO 3D, BOTH INCLUSIVE AS SAID UNITS ARE DELINEATED ON SAID SURVEY) IN COOK COUNTY, ILLINOIS.

TAX ID #: 11-30-406-024-1007

7420 NORTH WINCHESTER UNIT 2C CHICAGO IL 60629

Property of Cook County Clerk's Office

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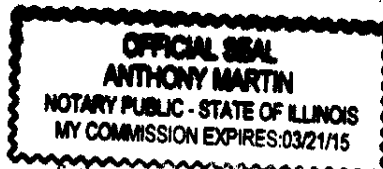
STATEMENT BY GRANTOR AND GRANTEE

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 July 23, 2011

Signature: Edna Hiestean
Grantor or Agent

Subscribed and sworn to before me
By the said Edna Emil Hiestean
This 23, day of July, 2011
Notary Public [Signature]

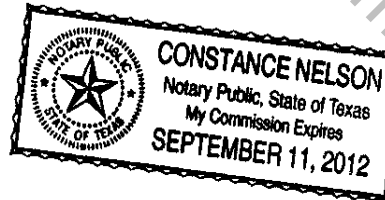


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 27th, 2011

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Jessica Jones
This 27th, day of September, 2011
Notary Public Constance Nelson



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.