

UNOFFICIAL COPY



Doc#: 1135017042 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2011 02:51 PM Pg: 1 of 9

Commitment Number: 110681

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605

Mail Tax statements to:

Federal National Mortgage Association

Federal National Mortgage Association 3900 Wisconsin Ave NW Washington, DC 20016

After Recording, Return to:

Metro Lender Services, Inc.
250 Clever Rd. Suite 200
McKees Rocks, PA 15136

DEED IN LIEU OF FORECLOSURE

KNOWN ALL MEN BY THESE PRESENTS, that Vladimir Pribyl, unmarried, hereinafter called grantor, for \$1.00 and the consideration hereinafter stated, do 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 Cook County, Illinois described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This being the identical property conveyed to the GRANTOR herein by Deed from recorded in Document No. 0526649114

S yes
P 9
S no
M no
SC yes
E yes
INT yes

UNOFFICIAL COPY

Exhibit "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 26 IN BLOCK 4 IN MARWOODS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 2947.5 FEET OF THE NORTH 445 FEET OF SECTION 36 (EXCEPT THAT PART WHICH LIES NORTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE & ST. PAUL RAILROAD) ALSO THAT PART OF THE EAST 24.50 FEET OF THE SOUTHEAST 1/4 OF SECTION 25, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE & ST. PAUL RAILROAD, IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL NO. 12-36-204-025-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

COMMONLY known as: **2328 N 73 Rd Ct Elmwood Park, IL 60707**
Assessor's Parcel Number: **12-36-204-025-0000**

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 forebear 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 proceedings to foreclosure 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.

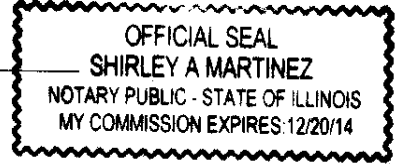
The true and actual consideration for this transfer consists of grantee's waiver of its right to bring an action against Grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action stated above with respect to that certain mortgage signed on September 19, 2007 by grantor in favor of **Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, FSB**, its successors and or assigns and recorded at property records of Cook County, Illinois on **October 1, 2007 at Document Number 0727456079, which was later assigned to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, recorded June 3, 2010 as Document No. 1015435230 in Cook County Records.**

In construction 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.

UNOFFICIAL COPY

WITNESS the hand of said Grantor this 7th day of October, 2011.

Vladimir Pribyl



STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 7th, 2011 by Vladimir Pribyl, who is personally known to me or has produced Ill. Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Shirley A. Martinez
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph g Section 31-45, Property Tax Code.

Date: 10/7/2011

Jennifer Baker
Buyer, Seller or Representative



Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT

Property of Cook County Clerk's Office

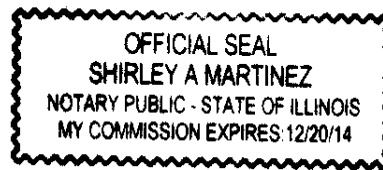
UNOFFICIAL COPY

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 assignment of beneficial interest in 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 October 7, _____, 2011

[Signature]
Signature of Grantor or Agent



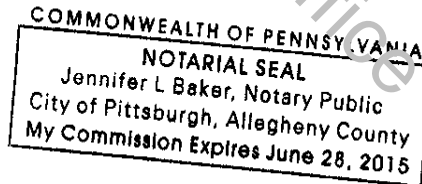
Subscribed and sworn to before
Me by the said Vladimir Prudg
this 7th day of October,
2011.

NOTARY PUBLIC Shirley A. Martinez

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 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.

Date 10-28 _____, 2011

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Misty Hahn
This 28th day of October,
2011.

NOTARY PUBLIC Jennifer L Baker

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

EXHIBIT "B" ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

Vladimir Pribyl, unmarried, being first duly sworn, depose and say: That he is the identical party who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **Federal National Mortgage Association**, dated the 7th day of OCTOBER, 2011, conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Parcel ID # 12-36-204-025-0000

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **Federal National Mortgage Association**, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant as grantor in said deed to convey, and by said deed affiant did convey to **Federal National Mortgage Association**, therein all right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **Federal National Mortgage Association**;

That in the execution and delivery of said deed affiant was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditor; that at the time it was given there was no other person or persons, firms or corporations, other than **Federal National Mortgage Association**, who have interest, either directly or indirectly, in said premises; that affiant is solvent and have no other creditors whose rights would be prejudiced by such conveyance, and that affiant is not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiant of the sum of \$1.00 by **Federal National Mortgage Association**, agreement to forebear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage referred to herein was executed by the undersigned on September 19, 2007, in favor of **Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, FSB**, its successors and or assigns and recorded at property records of Cook County, Illinois on October 1, 2007 at Document Number

UNOFFICIAL COPY

0727456079, which was later assigned to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, recorded June 3, 2010 as Document No. 1015435230 in Cook County Records. At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of Federal National Mortgage Association, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Property of Cook County Clerk's Office

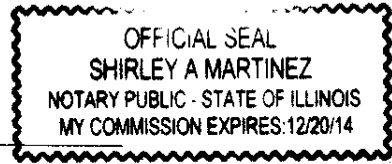
UNOFFICIAL COPY

WE (THE BORROWERS) UNDERSTAND THAT WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated: October 7, 2011



Vladimir Pribyl



STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on October 7, 2011 by Vladimir Pribyl, who is personally known to me or has produced Ill. Drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Shirley A. Martinez
Notary Public

PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 26 IN BLOCK 4 IN MARWOODS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 2947.5 FEET OF THE NORTH 445 FEET OF SECTION 36 (EXCEPT THAT PART WHICH LIES NORTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE & ST. PAUL RAILROAD) ALSO THAT PART OF THE EAST 24.50 FEET OF THE SOUTHEAST 1/4 OF SECTION 25, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE & ST. PAUL RAILROAD, IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL NO. 12-36-204-025-0000

Query of Cook County Clerk's Office