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11-07417

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This Instrument Prepared by:

Law Offices of Stuart M. Kessler, P.C.
3255 N. Arlington Heights Road, Suite 505
Arlington Heights, IL 60004

Doc#: 1206249005 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2012 10:19 AM Pg: 1 of 8

~~Return to:~~

Law Offices of Stuart M. Kessler, P.C.
3255 N. Arlington Heights Road, Suite 505
Arlington Heights, IL 60004

Mail tax statements to:

Federal National Mortgage Association
c/o Bank of America
5401 N. Beach Court
Fort Worth, TX 76137

Mail to:
PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255 7100

File #: 3226CTIL

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that ADEWALE ADEMOKUNLA and FUNIMILAYO ADEMOKUNLA, a married couple, hereinafter called Grantor(s), for \$10.00 and the consideration hereinafter stated, so 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"

ADDRESS: 2021 RALEIGH PLACE HOFFMAN ESTATES, IL 60169

PIN# 07-08-106-122-0000

To have and to hold the same unto the said 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 of 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 the lien shall hereafter remain separate and distinct.

COOK COUNTY CLERK'S OFFICE

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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 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 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.

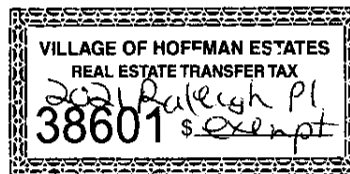
The true and actual consideration for this transfer consists of Grantee's waiver of its right to bring an action against based on the promissory note secured by the mortgage hereinafter described and agreement not to name the Grantors as a party to a foreclosure action stated above with respect to that certain mortgage signed on 11/02/2007, by Grantors in favor of MERS (Mortgage Electronic Registration, Inc.), acting solely as a nominee for COUNTRYWIDE BANK, FSB, bearing date 11/02/2007, A.D. recorded 11/09/2007, in Official Records Instrument #0731350022; assigned to BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOAN SERVICING, LP, recorded 07/08/2010 in official Records Book Instrument #1018926017, in the Official Public Records of the Clerk of the Circuit Court of the County of COOK, 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.

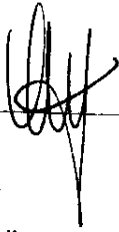
This Deed is an absolute conveyance of title in consideration for the cancellation of the personal liability of the debtor pursuant to that mortgage recorded at Book/Instrument # 0731350022 and #1018926017. It is the intention of the parties that there shall not be a merger of the fee with the lien so that the lien is preserved in favor of the mortgagee.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11 day of JAN 2012

Signed, sealed and delivered in our presence:



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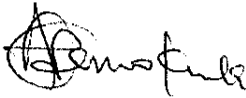
Witness

Miraya Santiago

Printed Name

Witness

Printed Name



ADEWALE ADEMOKUNLA



FUNIMILAYO ADEMOKUNLA

Property of Cook County Clerk's Office

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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STATE OF Illinois
COUNTY OF Cook

The forgoing instrument was hereby acknowledged before me this 11 day of Jan, 2012, by, ADEWALE ADEMOKUNLA and FUNIMILAYO ADEMOKUNLA, who are personally known to me or who have produced DL, as identification, and who have signed this instrument willingly.



Notary Public

My commission expires:

5.4.13



PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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Exempt under provision of Paragraph (l),
Section 31-45, Real Estate Transfer Tax Act.

Harriet Keshu 1/11/2012
Seller's Representative

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EXHIBIT "A"

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

PARCEL 1: UNIT 4, AREA 87, LOT 2 IN BARRINGTON SQUARE UNIT NUMBER 4, BEING A SUBDIVISION OF PARTS OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 7 AND THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1973 AS DOCUMENT 2176472, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS DEFINED IN THE DECLARATION RECORDED JUNE 8, 1970 AS DOCUMENT 21178177 AND IN THE DECLARATION OF INCLUSION RECORDED FEBRUARY 18, 1976 AS DOCUMENT 23392515, IN COOK COUNTY, ILLINOIS.

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 assignment of beneficial interest in land trust is either a natural person, and 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 1/10, 20 12 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this 10 day of Jan,
20 12.



NOTARY PUBLIC Lillian M. Mayer

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 JAN 30 2012, 20 12 Signature: [Signature]
Grantee or Agent
Valeri Leahy
Assistant Vice President

Subscribed and sworn to before
Me by the said _____
This _____ day of _____,
20 _____.

Bank of America N.A.
[Signature]

NOTARY PUBLIC _____
See Attached Trust

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.)

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 30th day of Jan, 2012
Date Month Year

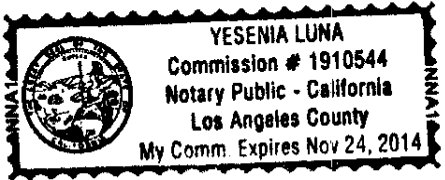
by
(1) Valeri Leahey
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)
(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statement by grantor's trustee

Document Date: JAN 30 2012 Number of Pages: _____

Signer(s) Other Than Named Above: Valeri Leahey

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here