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12-12-00490-PT

This Instrument Prepared by:

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

Doc#: 1213249004 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/11/2012 10:26 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

File #: 3794CTIL

PREMIER TITLE

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that EVERETT J. BOYLES and PATRICE C. BOYLES, 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"

Property Address: 21913 GAILINE AVE SAUK VILLAGE, IL 60411

PIN# 32-25-317-010-0000

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.

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

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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 12/15/2004, by Grantors in favor of MERS (Mortgage Electronic Registration, Inc.), acting solely as a nominee for COUNTRYWIDE HOME LOANS, INC, bearing date 12/15/2004, A.D. recorded 12/28/2004, in Official Records Instrument #0436305072; assigned to BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, recorded 01/22/2010 in official Records Book/Instrument #1002235102, 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 # 0436305072 and #1002235102. 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 2 day of MARCH 2012.

Signed, sealed and delivered in our presence:

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Everett J. Boyles

EVERETT J. BOYLES

Witness

Patrice C. Boyles

PATRICE C. BOYLES

Printed Name

Witness

Printed Name

Property of Cook County Clerk's Office

Exempt under provision of Paragraph (l),
Section 31-45, Real Estate Transfer Tax Act. 2/2/2012

Stuart Kessle

Seller's Representative

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

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STATE OF IL
COUNTY OF DUPAGE

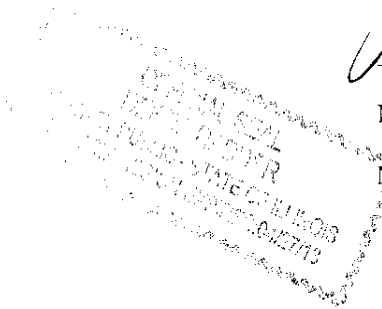
The forgoing instrument was hereby acknowledged before me this 2 day of MARCH, 2012, by , EVERETT J. BOYLES and PATRICE C. BOYLES, who are personally known to me or who have produced IL STATE ID as identification, and who have signed this instrument willingly. IL DR. LICENSE

[Handwritten Signature]

Notary Public

My commission expires:

4-27-13



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

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EXHIBIT "A"

PROPERTY DESCRIPTION

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

LOT 16 IN BLOCK 25 IN SOUTHDALE SUBDIVISION, UNIT II, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF SAUK TRAIL ROAD.

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 3-2, 2012 Signature: Eunett G. Boyles
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 2 day of March
2012

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 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 March 8th, 2012 Signature: [Signature]
Valeri Leary
Grantee or Agent
Assistant Vice President

~~Subscribed and sworn to before
Me by the said
This ___ day of ___
20__.~~

NOTARY PUBLIC

Bank of America N.A.
as attorney in fact

SEE Attached
Turat

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)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

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 8th day of March, 2012

by

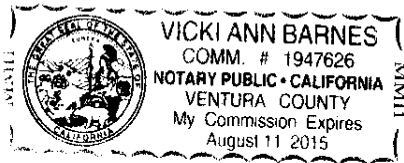
(1) Valeri Leahoy
Name of Signer

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.)



Place Notary Seal Above

Signature [Handwritten Signature]
Signature of Notary Public

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: Deed in Lieu of Foreclosure
Statement by Grantor and Grantee

Document Date: MAR 08 2012 Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1

Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2

Top of thumb here

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