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Doc#: 1213744106 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/16/2012 03:53 PM Pg: 1 of 4

WARRANTY DEED IN LIEU OF FORECLOSURE

The Grantors, David Alamo and Ingrid E. Alamo, husband and wife, as tenants by the entirety, whose address is 8009 S. Francisco, Avenue, Chicago, IL 60652, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between Grantors and the Grantee, **HSBC MORTGAGE SERVICES INC.**, whose address is 536 Grand Regency Blvd., Brandon, FL 33510, and the release of Grantors, to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on August 30, 2006, in the principal sum of \$171,200.00, that certain Mortgage securing said Note bearing even date thereof and recorded on October 10, 2006, as Document No. 0628334111 in the Cook County, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 36 IN BLOCK 23 IN THIRD ADDITION TO HINKAMP AND COMPANY'S WESTERN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:

8009 S. FRANCISCO AVENUE, CHICAGO, IL 60652

TAX ID NO.:

19-36-114-003-0000 VOL. 0411

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This Warranty Deed is an absolute conveyance and grant of all of Grantors' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantors having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantors further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of Grantors' selection; (b) that there are no agreements, oral or written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantors waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

The execution and delivery of this Warranty Deed is and shall be construed as Grantee's release of Grantors from any personal liability to the extent and as provided in the Settlement Agreement. This Warranty Deed maybe executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the 7 day of March, 2012.

GRANTORS: David Alamo
David Alamo
David Alamo

Ingrid E. Alamo
Ingrid E. Alamo
Ingrid E. Alamo

This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (L) Egibzere 3/13/12

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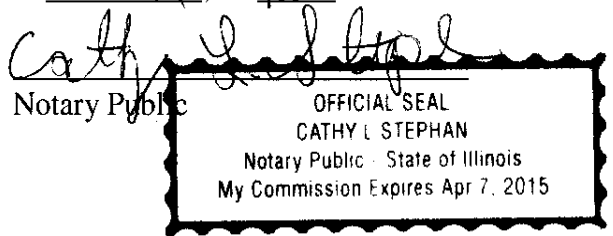
STATE OF IL)

COUNTY OF COOK)

On this 7 day of March, 2012, before me personally appeared David Alamo and Ingrid E. Alamo, husband and wife, as tenants by the entirety, to me known to be the persons that executed the within Warranty Deed and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7 day of March, 2012.

My Commissions Expires: 4-7-2015



Tax Statements for the real property described in this instrument should be sent to:

HSBC MORTGAGE SERVICES, INC.
636 GRAND REGENCY BLVD.
BRANDON, FL 33510

This document was drafted by
And is to be returned to:

Kenneth J. Johnson
Johnson, Blumberg & Associates, LLC
230 West Monroe Street; Suite 1125
Chicago, IL 60606

Property of Cook County Clerk's Office

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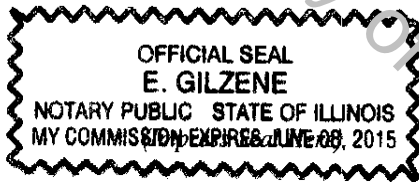
STATEMENT BY GRANTOR AND GRANTEE

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

Date: 3/13/12

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



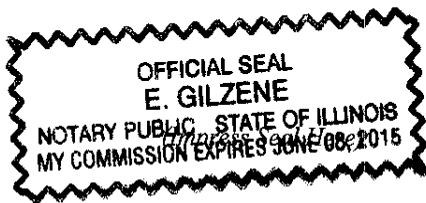
[Handwritten Signature]
Notary Public

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.

Date: 3/13/12

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]
Notary Public

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 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 Act.]