

# UNOFFICIAL COPY



Doc#: 1213910075 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2012 12:37 PM Pg: 1 of 4

## WARRANTY DEED IN LIEU OF FORECLOSURE

The Grantor, **Barbara Woodruff**, whose address is 1628 N. Merrimac Avenue, Chicago, IL 60639, 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 Grantor and the Grantee, **HSBC MORTGAGE SERVICES, INC.** whose address is 636 GRAND REGENCY BLVD, BRANDON, FL 33510, and the release of Grantor, to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain mortgage note (Note) executed on January 12, 2006, in the principal sum of \$248,000.00, that certain Mortgage securing said Note bearing even date thereof and recorded on June 19, 2006 as Document No. 0617049089 in the Cook County, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement),, and a second mortgage note (Note) in the principal sum of \$62,000.00, that certain Mortgage securing said Note bearing even date thereof and recorded on June 19, 2006, as Document No. 0617049090 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:**

THE SOUTH 11 FEET OF LOT 11 AND LOT 12 (EXCEPT THE SOUTH 4 FEET THEREOF) IN BLOCK 7 IN GALE AND WELCH'S RESUBDIVISION OF BLOCKS 27 TO 30 AND LOTS 4 TO 12 IN BLOCK 31 AND ALL OF BLOCKS 46 TO 50, INCLUSIVE. IN THE SOUTHEAST ¼ OF SECTION 31 AND THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### **COMMON ADDRESS:**

1628 N. MERRIMAC AVENUE, CHICAGO, IL 60639

**P.I.N.:** 13-32-316-024-0000 VOL. 0366

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This Warranty Deed is an absolute conveyance and grant of all of Grantor' 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, Grantor 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.

Grantor further declared 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 Grantor' 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 Grantor 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 Grantor 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, Grantor has executed this Warranty Deed as of the April  
day of 23, 2012.

GRANTOR:

Barbara Woodruff  
Barbara Woodruff

**This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (  )**

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STATE OF IL

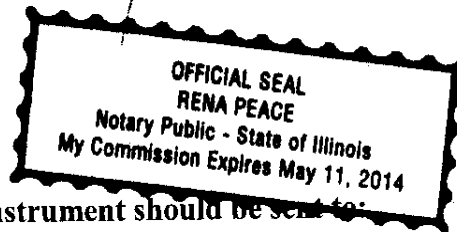
COUNTY OF COOK

On this 23 day of April, 20 12, before me personally appeared **Barbara Woodruff**, to me known to be the person 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 23 day of April, 20 12.

Rena Peace  
Notary Public

My Commissions Expires: May 11, 2014



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

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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: 11/23/12

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



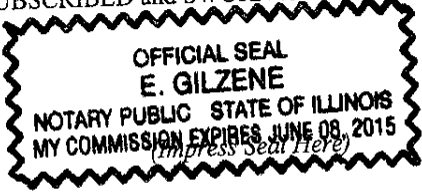
[Handwritten Signature]  
Notary Public

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: 11/23/12

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.]