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Doc#: 1216516086 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2012 03:38 PM Pg: 1 of 5

When Recorded Forward To:
Illinois Title & Abstract Services
200 Country Drive
St. Paul, MN 55117
77569171

This Instrument was prepared by:
SARA HOLLIDAY
CHANGE OF TITLE, INC.
160 S. OLD SPRINGS ROAD, SUITE 260
ANAHEIM HILLS, CA 92808

DEED IN LIEU OF FORECLOSURE

Dated: January 4, 2012

000305308

KNOWN ALL MEN BY THESE PRESENTS, that **SYED M. SULAIMAN, ALSO KNOWN AS SYED SULAIMAN, A MARRIED MAN, JOINED BY HIS SPOUSE RAZIA SULAIMAN**, hereinafter called Grantor, for \$85,315.15 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **WELLS FARGO BANK, N.A.**, whose mailing address is 4101 WISEMAN BOULEVARD, MAC T7422-010, SAN ANTONIO, TX 78251 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 Cook County, State of Illinois, described as follows:

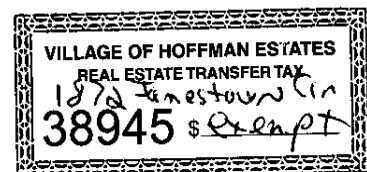
UNIT 363, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 1 TO 41 BOTH INCLUSIVE AND OUTLOTS 1, 2 AND 3 ALL IN BARRINGTON SQUARE UNIT 3, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 OF SECTION 7 AND THE WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS NOVEMBER 16, 1971 AS DOCUMENT NUMBER 217133495, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THAT CERTAIN DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP, MADE BY K.B. BARRINGTON HOMES, INCORPORATED, AS GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 26, 1971 AS DOCUMENT NUMBER 21725050 AND AS AMENDED TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1872 JAMESTOWN CIRCLE SCHAUMBURG, IL 60195

Assessor's Parcel Number: 07-08-102-023-1023

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.



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This deed does not affect 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 free and fairly made. See Estoppel Affidavit attached as Exhibit "A".

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 dated 12/30/2003 by Grantor in favor of **WELLS FARGO BANK, N.A.**, recorded in Cook County, IL as Instrument No. 0404949024 on 02/18/2004.

In construction of 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.

Dated this 4 day of Jan., 2012

x [Signature]
SYED M. SULAIMAN A/K/A
SYED SULAIMAN DL# - 6001

x [Signature]
RAZIA SULAIMAN
DL# 4917

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 4 day of Jan., 2012 by SYED M. SULAIMAN A/K/A SYED SULAIMAN and RAZIA SULAIMAN.



[Signature]
Notary Public
R.A. Hashlamoun
Printed Name
My Commission Expires:

3/10/2012

Exempt under provision of Paragraph 2
Section 31-45, Real Estate Transfer Tax Act.

01-17-12 [Signature]
Date Buyer, Seller or Representative

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Exhibit "A" ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SYED M. SULAIMAN, ALSO KNOWN AS SYED SULAIMAN, A MARRIED MAN, JOINED BY HIS SPOUSE RAZIA SULAIMAN, being first duly sworn, depose and says: That he/she/they are the identical party(ies) who made executed and delivered that certain Deed in Lieu of Foreclosure to **WELLS FARGO BANK, N.A.** dated the 4th day of January, 2012, conveying the following described property, to-wit:

UNIT 363, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 1 TO 41 BOTH INCLUSIVE AND OUT LOTS 1, 2 AND 3 ALL IN BARRINGTON SQUARE UNIT 3, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 OF SECTION 7 AND THE WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS NOVEMBER 16, 1971 AS DOCUMENT NUMBER 217133495, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THAT CERTAIN DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP, MADE BY K.B. BARRINGTON HOMES, INCORPORATED AS GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 26, 1971 AS DOCUMENT NUMBER 21725050 AND AS AMENDED TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1872 JAMESTOWN CIRCLE SCHAUMBURG, IL 60195

Assessor's Parcel Number: 07-08-102-023-1023

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **WELLS FARGO BANK, N.A.**, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as Grantors in said deed to convey, and by said deed these affiants did convey to **WELLS FARGO BANK, N.A.**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **WELLS FARGO BANK, N.A.**

That in the execution and delivery of said deed affiants were 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 or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than **WELLS FARGO BANK, N.A.**, who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are 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 affiants of the sum of \$85,315.15 by **WELLS FARGO BANK, N.A.'S** 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 to **WORLD SAVINGS BANK, FSB**, dated 12/30/2003 and recorded at Cook County Records, State of Illinois as Instrument No. 0404949024. 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 affiant is made for the protection and benefit of **WELLS FARGO BANK, N.A.**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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

Dated this 4 day of JAN, 20 12

[Signature]

SYED M. SULAIMAN A/K/A
SYED SULAIMAN

DL# ~~TSO~~ 6001

Razia Sulaiman
RAZIA SULAIMAN

DL# ~~TSO~~ 4917
~~TSO~~ 4917

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Signed and sworn (or affirmed) to before me on Jan. 4., 20 12 by SYED M. SULAIMAN
A/K/A SYED SULAIMAN and RAZIA SULAIMAN.



R.A. Hashlamoun
Notary Public

R.A. Hashlamoun
Printed Name
My Commission Expires:

3/10/2012

RETURN RECORDED DOCUMENT TO:
Rels Settlement Services
5700 Smetana Drive, Suite 400
Minnetonka, MN 55343 Urbandale, IA 50323

MAIL TAX DOCUMENTS TO:
WELLS FARGO BANK, N.A.
4101 WISEMAN BOULEVARD, MACY 7422-010
SAN ANTONIO, TX 78251



•U02492911•

7909 3/5/2012 77569171/1

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First American Title Company

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

Dated 4 Jan., 2012 Signature *[Handwritten Signature]* X Razia Sulaiman
 Grantor or Agent

Syed M. Sulaiman, also known as Syed Sulaiman and RAZIA SULAIMAN

Subscribed and sworn to before me by the said affiant
 This 4 day of Jan., 2012
 Notary Public R. A. Hashlamoun

"OFFICIAL SEAL"
 R A HASHLAMOUN
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 3/10/2012

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.

Dated January 17, 2012 Signature *[Handwritten Signature]*
 Grantee or Agent

Subscribed and sworn to before me by the said JUDITH A. Montelongo
 This 17th day of January, 2012.
 Notary Public Judith A. Montelongo

JUDITH A. MONTELONGO
 NOTARY PUBLIC
 STATE OF TEXAS
 07/05/2015

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 of a Class B misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt, under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Property of Cook County Clerk's Office