

# UNOFFICIAL COPY



Doc#: 1220913068 Fee: \$72.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2012 03:03 PM Pg: 1 of 5

When Recorded Return To:  
Indecom Global Services  
2925 Country Drive  
St. Paul, MN 55117

776589100

This Instrument was prepared by:  
SARA HOLLIDAY  
CHANGE OF TITLE, INC.  
160 S. OLD SPRINGS ROAD, SUITE 260  
ANAHEIM HILLS, CA 92808  
TP# 172933082

## DEED IN LIEU OF FORECLOSURE

Dated: 16 Feb, 2012

KNOWN ALL MEN BY THESE PRESENTS, that **ARETHA J. HUNTER A SINGLE PERSON**, hereinafter called Grantor, for \$138,582.43 and the consideration hereinafter stated do hereby grant, bargain, sell and convey unto **WELLS FARGO FINANCIAL ILLINOIS, INC.**, whose mailing address is ONE HOME CAMPUS, MAC X2301-044, DES MOINES IA 50328, 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:

**LOT 1 IN MILLER AND AFFELDT'S RESUBDIVISION OF LOTS 1 TO 54 INCLUDING VACATED ALLEYS IN SUBDIVISION OF BLOCK 29 IN JONES SUBDIVISION OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 7700 S LOOMIS BLVD CHICAGO, IL 60620**

Assessor's Parcel Number: 20-29-313-020-0000

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.

This deed does not effect 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.

City of Chicago  
Dept. of Finance  
624965



Real Estate  
Transfer  
Stamp

7/27/2012 14:50  
dr00198

\$0.00

Batch 5,056,109

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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 freely 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 07/11/2006 by **ARETHA J. HUNTER**, in favor of **WELLS FARGO FINANCIAL ILLINOIS, INC.**, recorded in COOK County, IL as Instrument number 0620145051 on 07/20/2006.

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 12<sup>th</sup> day of Feb., 2012.

Aretha J. Hunter

ARETHA J. HUNTER  
Georgia )  
STATE OF ILLINOIS )  
COUNTY OF Cobb ) SS.

The foregoing instrument was acknowledged before me this 16 day of Feb, 2012 by **ARETHA J. HUNTER**.

Stephen C. Dean

Notary Public  
STEPHEN C. DEAN  
Printed Name  
My Commission Expires:

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

Steven B. Hunter  
Date Buyer, Seller or Representative

STEPHEN C DEAN  
NOTARY PUBLIC  
FULTON COUNTY, GEORGIA  
MY COMMISSION EXPIRES MARCH 8, 2014



# UNOFFICIAL COPY

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 **WELLS FARGO FINANCIAL ILLINOIS, INC.**, dated 07/11/2006 and recorded on 7/20/2006 at COOK County Records, State of Illinois as instrument number 0620145051. 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 FINANCIAL ILLINOIS, INC.**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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 16 day of Feb, 2012

Aretha J. Hunter  
ARETHA J. HUNTER

STATE OF Georgia )  
~~ILLINOIS~~ )  
COUNTY OF Cobb ) SS.

Signed and sworn (or affirmed) to before me on 16 Feb, 2012 by ARETHA J. HUNTER.

**STEPHEN C DEAN**  
NOTARY PUBLIC  
FULTON COUNTY, GEORGIA  
MY COMMISSION EXPIRES MARCH 8, 2014

Stephen C. Dean  
Notary Public

STEPHEN C. DEAN  
Printed Name  
My Commission Expires:

RETURN RECORDED DOCUMENT TO:  
RELS SETTLEMENT SERVICES  
5700 SMETANA DRIVE, SUITE 400  
MINNETONKA, MN 55343

MAIL TAX DOCUMENTS TO:  
WELLS FARGO FINANCIAL ILLINOIS, INC.  
ONE HOME CAMPUS, MAC X2301-044  
DES MOINES, IA 50328

