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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. Indecomin Clobal Services 2925 Country Drive St. Paul, MN 55117

77658900

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

TP# 172933682

DEI'.D II I LIEU OF FORECLOSURE

Dated: 16 Feb. 2012

KNOWN ALL MEN BY THESE PRESENTS, that **ARE'IFA J. HUNTER A SINGLE PERSON**, hereinafter called Grantor, for \$138,582.43 and the consideration hereinafter stated do I ereby 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 suice sors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereto brionging 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 cell. We have 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

7/27/2012 14:50 dr00198



Real Estate Transfer Stamp

\$0.00

Batch 5,056,109

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Grantor does hereby $ass_{\mathcal{E}}$; 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 Fstoppel Affidavit attached as Exhibit "A".

The true and actual consideration for thin 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 01/20/2006.

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 initial to make the provisions hereof apply equally to corporations and to individuals.

Dated this + Co day of Feb.	26 <u>1 2 -</u>
Anether Henter	C
ARETHA J. HUNTER	
STATE OF JULINOIS	14,
COUNTY OF Cobb) SS.	'S
The foregoing instrument was acknowledged before me this	16 day of Feb , 20/2 by
	Steph 6 De
	Notary Public
	STEPHIEU C. DEAN
	Printed Name
ر ملا:	My Commission Expires:
Exempt under provision of Paragraph 2	

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

Section 31-45, Real Estate Transfer Tax Act.

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Exhibit "A"
ESTOPPEL AFFIDAVIT

STATE OF HEINOIS

COUNTY OF CO bb

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 5' CTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLI 100'S.

COMMONLY KNOWN AS: 7700 S LOOMIS BLVD CHICAGO, IL 60610

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

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to WELLS FARGO FINANCIAL ILLINOIS, INC., 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 Grantons in said deed to convey, and by said deed these affiants did convey to WELLS FARGO FINANCIAL ILLINOIS, INC., therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to WELLS FARGO FINANCIAL ILLINOIS, INC.

That in the execution and delivery of said deed affiants were not acting under any misapprehersion 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 than that at the time it was given there was no other person or persons, firms or corporations, other than **Wells**FARGO FINANCIAL ILLINOIS, INC., 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 \$138,582.43 by WELLS FARGO FINANCIAL ILLINOIS, INC.'S, agreement to forebear taking any action

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against affiants to collect in 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 062014501. 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 protect on 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/V. HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED, I/WE HAVE EITHER DONE SO O'. HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

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

Notary Public
SHEPHEN 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

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the granter 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 16 Feling Signature: Another J. Klinter	
Grantor or Agent	
Subscribed and sworn to before me by the said this 16 day of Feb. 2017	STEPHEN C DEAN NOTARY PUBLIC FULTON COUNTY, GEORGIA
Notary Public Stype to the	MY COMMISSION EXPIRES MARCH 8, 2
The grantee or his agent affirms that, to the best of his kno grantee shown on the deed or assignment of benchmal intenatural person, an Illinois corporation or foreign corporation acquire and hold title to real estate in Illinois, a partnership acquire and hold title to real estate in Illinois, or other entite authorized to do business or acquire title to real estate und Illinois. Dated 3/1/, 2012 Signature:	erest in a land trust is either a con authorized to do business or authorized to do business or the recognized as a person and
Notary Public NOTE: Any person who knowingly submits a false statement concer guilty of a Class C misdemeanor for the first offense and of a subsequent offenses.	Class A. misdemeanor for
(Attach to deed or AB) to be recorded in Cook County, Illinois, if exe	mpt under provisions of Section 4 of

the Illinois Real Estate Transfer Tax Act.

6/20/2005 C:\Documents and Settings\Landa Enterprises\My Documents\websites\nnnt.com files\2005 redesign\new forms\residential\statement_of_grantor.doc

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