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WARRANTY DEED

Paul Lawdensky and Therese Balducci, husband and wife, whose address is 166 Oakmont Drive, Elgin, IL 60123, in consideration of the payment of \$10.00 and the release of Grantors from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on 2/16/2006 in the principal sum of \$205,726.00, and that certain Mortgage securing the Note of even date and recorded on 3/25/2006 as Document No. 0608935644 in the Office of the Cook Recorder of Deeds County "Mortgage"), and for ther good and valuable consideration received, adequacy and sufficiency of which are acknowledged, does bargain, sell, grant,



Doc#: 1221945093 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Cook County Recorder of Deeds

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and convey to Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-2 Asset Backed Notes, (the "Grantee"), its successors and assigns, the real property located in the County of Cook, State of Illinois, as described in below, together with all improvements and appurtenances.

PARCEL 1:

UNIT 105 IN THE BARTLETT TOWN CENTER BUILDING 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 10 IN BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN (OWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DELCARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0.34 2.7025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINIOS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 4 AND STOPAGE SPACE E, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLAPATION AFORESAID RECORDED AS DOCUMENT NUMBER 0534927025.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL I AND OTHER PROPERTY FOR INGICESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS AND CONVENANTS AND MAINTENANCE AGREEMENT FOR BARTLETT TOWN CENTER RECORDED AS DOCUMENT NUMBER 0431427069.

P.I.N. 06-35-315-070-1005

COMMON ADDRESS:

271 E. Railroad Avenue #105, P.S. 4, and S.S E, Bartlett, IL 60103

Grantors warrant the title to the property subject only to the Mortgage and other security documents executed in connection with the Mortgage in favor of Grantee, general real estate taxes note yet due and payable and subsequent years, and easements, restrictions, and other matters of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantors having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for a fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantors.

Grantors further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of Grantors own selection. There are no agreements, oral or written, other than this Warranty Deed between Grantors and Grantee and that certain Settlement Agreement dated of even date (and the

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documents referred to in the Settlement Agreement and executed in connection with the Settlement Agreement) between Grantors and Grantee with respect to the above-described real property, together with all improvements and appurtenances.

Grantors further acknowledge that fair and adequate consideration has been given for Grantors' waiver of all redemption and cure rights permitted by law.

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance shall not in any manner be deemed to be a (a) waiver by Grantee of its claim of priority under the Mortgage or (b) merger with or the extinguishment of the Mortgage hereinbefore described, wherein the Grantor is the Mortgagor and Grantee is the Mortgagee, which said Mortgage and underlying indebtedness shall be and remain in full force and effect according to the tenor of said instrument. The recording of this Deed shall not affect or prejudice in any way the rights of Grantee as Lender to foreclosure the Mortgage by judicial proceedings or otherwise. The Mortgage and the lien imposed by the Mortgage shall, in all inspects, survive the recording of this Deed and shall not result in or be deemed in any way to result in a merger of the interest of Grantee as Lender under the Mortgage and the interest of Grantee as fee holder of the property to be conveyed hereunder. Such interests shall at all times remain separate and distinct with the Mortgage remaining a valid and continuous lien on the property to be conveyed hereunder until and unless the lien is released of record by Lender.

| Grantors have execute | ed this Warranty Deed on | July 24th | 2012 |
|-----------------------|--------------------------|------------------|---------|
| GRANTORS | CI | 1 01 | |
| Fred Rud | when of the | ruse Saldie | <u></u> |
| Paul Lawdensky | | Therese Balducci | |
| STATE OF ILLINOIS |)) SS: | 0, | |
| COUNTY OF COOK |) | 4/2 | |

I, the undersigned, a notary public in and for the State and County afor said, do hereby certify that Paul Lawdensky and Therese Balducci, personally known to me to be the same person whose n me is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 24 day of 2012.

Notary Public Commission expires: 5/12/17

Commission expires: 5/12/17

O'rIGAL SEAL CH-FUM FP.SEMAN Notary Public - Flats of Hilmois My Commission Expirer: May 13, 2014

Prepared by & return to: Kluever & Platt, LLC 65 E. Wacker Place, Ste. 2300 Chicago, IL 60601 Mail tax bills to: Select Portfolio Servicing, Inc. 3815 SW Temple Salt Lake City, UT 84115

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STATEMENT BY GRANTOR OR 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 Stat of Illinois.

| Date: 3/6/12 | Signature: Employee |
|---|--|
| | Grantor or Agent |
| SUBSCRIBED AND SWORN to before me by the said affiant this | |
| day of | Official Seal |
| Notary Public | Miguel A Cardona Notary Public State of Illinois My Commission Expires 09/20/2015 |
| Deed or Assignment of Beneficial Interes corporation or foreign corporation author estate in Illinois, a partnership authorized | rd verifies that the name of the grantee shown on the t in a land trust is either a natural person, an Illinois ized to do business or acquire and hold title to real to do business or acquired and hold title to real estate person and according to do business or acquire and e State of Illinois. |
| Date: 3/6/12 | Signature: Granter or Agent |
| SUBSCRIBED AND SWORN to before me by the said affiant this | |
| day of Que., 201 2 Notary Public | Official Seal Miguel A Cardona Notary Public State of Illinois My Commission Expires 09/20/2015 |

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 A 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.)