

UNOFFICIAL COPY

Recording requested by and when recorded,
Mail this Deed and tax statements to:
Wayne Adams, Marjorie Adams
12401 S. 91st Ave
Palos Park, Illinois
Original Record: 09-01-2005
Recorded # 0524414000



12233460300

Doc#: 1223346030 **Fee:** \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2012 10:59 AM Pg: 1 of 5

QUITCLAIM DEED

TRA:
APN: 23-27-402-007-0000

For Recorder's Use

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$ ___-0-___ and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an unincorporated area the city of Homer Glen
This is a bona fide gift & the Grantor(s) received nothing in return, R&T Gift: 11-911

NOTICE OF CHANGE RE:

GRANTOR(S)/TRUSTOR(S): Wayne A. Adams, Marjorie D. Adams as trustee of the "Victoria LAND TRUST".

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged: Marjorie D. Adams as trustee of the "Victoria Land Trust" does hereby REMISE, RELEASE, GRANT, AND FOREVER QUITCLAIM to:

Marjorie D. Adams as Trustee of the "Victoria Land Trust"

the real property in the City of Palos Park, County of Cook, State of Illinois described as:

12401 S. 91st Ave., Palos Park, Illinois 60464

THE SOUTH 117 FEET OF BLOCK 2 TOGETHER WITH THE 1/2 OF VACATED CHERKY STREET LYING EAST OF AND ADJOINING THE SOUTH 117 FEET OF BLOCK 21 ALSO THE NORTH 1/2 OF THE VACATED 124TH STREET LYING SOUTH AND ADJOINING BLOCK 2 AND THE SOUTH LINE OF SAID BLOCK 2 EXTENDED EAST AND LYING WEST OF CENTER LINE OF VACATED CHERKY STREET EXTENDED, ALL IN MONSON AND SMITH'S FIRST ADDITION TO PALOS PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

See also Exhibit "A" attached hereto, as this QUITCLAIM DEED evidences the Notice Of Change in Trustee and Beneficiary appointments. Dated: 8-18-2012

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Marjorie D. Adams Wayne A. Adams

Marjorie D. Adams
Representative for
Wayne A. Adams & Marjorie D. Adams
Grantor

Wayne A. Adams
Grantor

Witness Signature: M. Chavez
Name: Marco Chavis
City: Palos Heights
State: Illinois

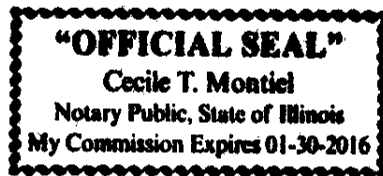
Witness Signature: Luis A. Tapia
Name: Luis A. Tapia
City: Palos Heights
State: ILLINOIS

State of Illinois
County of Cook

Subscribed and sworn to (or affirmed) before me on this 16 day of August, 2012, by WAYNE & MARJORIE ADAMS proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Cecile T. Montiel

Signature Cecile T. Montiel (seal)



UNOFFICIAL COPY**ATTACHMENT/EXHIBIT "A"**

Original Mortgage Instrument Recorded in Cook County, Illinois Land Records, Record Date
09-01-2005 INST # **0524414000**

GRANTOR(S): Wayne A. Adams & Marjorie D. Adams
Original Loan #50001699796 Tax ID # 23-27-402-007-0000

The real property in the City of Palos Park, County of Cook, State of Illinois described as:
12401 S. 91st Ave., Palos Park, Illinois 60464

THE SOUTH 117 FEET OF BLOCK 2 TOGETHER WITH THE ½ OF VACATED CHERRY STREET LYING EAST OF AND ADJOINING THE SOUTH 117 FEET OF BLOCK 21 ALSO THE NORTH 1/2 OF THE VACATED 124TH STREET LYING SOUTH AND ADJOINING BLOCK 2 AND THE SOUTH LINE OF SAID BLOCK 2 EXTENDED EAST AND LYING WEST OF CENTER LINE OF VACATED CHERRY STREET EXTENDED , ALL IN MONSON AND SMITH'S FIRST ADDITION TO PALOS PARK, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Effective immediately, the undersigned Wayne A. Adams & Marjorie D. Adams forever removes/releases/discharges all: "Mortgagee(s), Successor Mortgagee(s) Trustee(s), Successor Trustee(s), Substituted Trustee, Nominee(s), Agent(s), Servicer(s), Assign(s), Transfer(s), known and unknown", include HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee, Freemont Home Loan Trust 2005-D, Freemont Home Loan, Freemont Investment and Loan, Ocwen Loan Servicing, Litton Loan Servicing & MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), 1818 LIBRARY STREET SUITE 300, RESTON, VA 20190 existing under the laws of Delaware; and, Thereby removing and terminating the same from any/all duties and forever barring/estopping the aforesaid from any further appointments or assignments originally granted or contained within the Mortgage/Trust Deed concerned herein.

1. **Effective immediately**, the undersigned Wayne A. Adams & Marjorie D. Adams forever Revokes/Cancel/Voids/Rescinds any/all duties, appointments, or assignments originally granted by Revocation of Power of Attorney, Authority, or otherwise granted/granting and/or signs/signatures, assigned/assigning to any party(ies) including the alleged lender and successors, known and unknown including but not limited to: HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee, Freemont Home Loan Trust 2005-D, Freemont Home Loan, Freemont Investment and Loan, Ocwen Loan Servicing, Litton Loan Servicing & MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), address named above; Thereby removing and terminating the same from any/all duties and forever barring/estopping the aforesaid of any further appointments of any/all "MORTGAGEE(S)", "SUCCESSOR MORTGAGEE(S)", "TRUSTEE(S)", "SUCCESSOR TRUSTEE(S)", "SUBSTITUTES", or "BENEFICIARY(S)".
2. **Administrative judgment** in favor of Wayne A. Adams & Marjorie D. Adams against HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee, Freemont Home Loan Trust 2005-D, Freemont Home Loan, Freemont Investment and Loan, Ocwen Loan Servicing, Litton Loan Servicing & MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), and it's/their agents, et al is evidenced by the following documents recorded in the Cook County, IL Superior Court and stand un rebutted.

"Full Faith and Credit shall be given in each State to the public Acts, Records, and judicial Proceedings of every other State." - Article IV, Section 1, United States Constitution.

Validation Of Debt Request/RESPA Qualified Written Request- Recorded 05-30-2012, BPA Book 125146107, page(s) 4 through 23.

Notice Of Lender's Default - Recorded 05-30-2012, BPA Book - 125146107, page(s) 1,2&3.

Notice of Revocation of Power of Attorney - Recorded 05-30-2012, BPA Book 125146104, page(s) 1&2.

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Notice of Revocation Of Trustee - Recorded 05-30-2012, BPA Book 1215146106, page(s) 1,2&3.

Release Of Lien - Recorded 05-30-2012, BPA Book 1215146105, page(s) 1&2:

LET IT BE KNOWN

All the above named "Mortgagee(s), Successor Mortgagee(s), Trustee(s), Successor Trustee(s), Beneficiary(ies)", or Assigns, Substitutes, known or unknown in clauses 1 and 2 above, are hereby directed to immediately **CEASE** and **DESIST** any further actions through said appointments/assignments granted in or from Original Mortgage Instrument Recorded in Cook County Illinois Land Records, Record Date 09-01-2005 Instrument # **0524414000**. ANY such continued or further action by ANY of the above named parties will result in legal actions against them.

Be it further known, GRANTOR(S): Wayne A. Adams & Marjorie D. Adams do hereby declare that: Effective immediately, all duty(s) and benefit(s) of "Mortgagee(s)" "Trustee(s)" and "Beneficiary(ies)" as set forth in original Mortgage, are hereby reassigned by Quitclaim to **Marjorie D. Adams** (Trustee), and the "Victoria Land Trust"

Wayne A. Adams

Marjorie D. Adams

Wayne A. Adams

Marjorie D. Adams

State of Illinois
County of Cook

Subscribed and sworn to (or affirmed) before me on this 11th day of August, 2012, by WAYNE & MARJORIE ADAMS proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Cecile T. Montiel



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

Dated Aug 20, 2012

Signature: Wayne A. Adams
Grantor or Agent

Subscribed and sworn to before me
By the said WAYNE ADAMS
This 20th day of August, 2012
Notary Public [Signature]

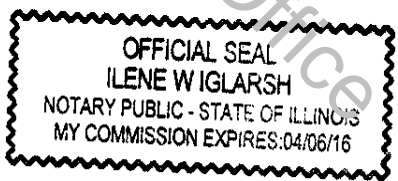


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date Aug 20, 2012

Signature: Wayne A. Adams
Grantee or Agent

Subscribed and sworn to before me
By the said WAYNE ADAMS
This 20th day of August, 2012
Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)