



# UNOFFICIAL COPY

The foregoing instrument was acknowledged before me this 16th day of August, 2012 by David F. Pustilnik, attorney for Specialized Loan Servicing, LLC, the attorney-in-fact for Consumer Solutions 3, LLC, who appeared before me and executed this document.

*Kelly Livigni*

Notary Public COOK County,

My Commission Expires: 4/30/16

Drafted by:  
David F. Pustilnik  
Potestivo and Associates  
223 W. Jackson Blvd., Suite 610  
Chicago, Illinois 60606  
Our File No: C11-49633



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[REDACTED]

EXHIBIT A

[REDACTED]

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NIL-1168394

**WARRANTY DEED IN LIEU OF FORECLOSURE**

THIS DEED IN LIEU OF FORECLOSURE is given this 5<sup>th</sup> day of JANUARY 2011, by Margarito Obispo, 2014 N. Kilpatrick Avenue, Chicago IL 60639 ("Grantor") Consumer Solutions 3, LLC, c/o Specialized Loan Servicing LLC, 8742 Lucent Boulevard., Ste. 500, Highlands Ranch, CO 80129 ("Grantee").

## WITNESSETH:

That the Grantors, for \$1.00 (One and 00/100 Dollars) and other consideration listed herein, has granted, bargained, sold, remised, released, alienated, and confirmed, and by these presents does grant, bargain, sell, remise, release, alien, and confer unto the Grantee, and to its successors and assigns, forever, all that certain real estate located in the County of Cook, State of Illinois, described as follows:

LOT 5 IN BLOCK 7 IN JOHN F. THOMPSON'S ARMITAGE AVENUE SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 2 AND 3 IN VANATTAS SUBDIVISION OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2014 North Kilpatrick, Chicago IL 60639

Permanent Index Number: 13-34-125-022-0000

For the Consideration of \$1.00 (One and 00/100 Dollars)

Exempt under provision of Paragraph I, Section 31-45, Real Estate Transfer Tax Law.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever, of the said Grantors either in law or equity, of in or to the above-described premises, with the said tenements, hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto said Grantee, its successors and assigns, forever. And that the said Grantors for themselves, and for their heirs, successors, and assigns, does covenant, except for the property taxes, grant, bargain, and agree to and with the Grantee, its successors and assigns, that they have not done, committed, or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises herein granted or any part thereof is, or shall or may be charged or encumbered in title, estate, or otherwise howsoever, excepting only those acts memorialized by the following-recorded instruments:

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(a) Mortgage dated July 25, 2005 and recorded August 10, 2005 in Document No. 0522205023 in the Cook County Recorder of Deeds, by and between Margarito Obispo married to Lucina Sanchez, as mortgagor (s), and Midamerica Bank, FSB as mortgagee, who subsequently assigned the mortgage to Consumer Solutions 3, LLC by Assignment of Mortgage dated June 30, 2010 and recorded February 8, 2011 in Document No. 1103944009.

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance is a release of the Grantors from the enforcement or personal liability to the Grantee under the Note under which Grantee is the Mortgagee. Said Grantors hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

This deed is an absolute conveyance of title to the above property in lieu of foreclosure by Grantee of the certain mortgage held by it and originally given by Grantor(s) herein to Midamerica Bank, FSB and not as additional security therefor. The mortgage was recorded in the Cook County Recorder of Deeds Office on August 10, 2005 in Document No. 0522205023. Grantor hereby acknowledges having received fair and adequate consideration for the property and Grantor hereby declares that this conveyance is freely and fairly made between Grantor and Grantee. Further, it is the express intent of both the Grantor and Grantee that the legal estate acquired by the Grantee pursuant to the conveyance by this deed shall not be merged with the mortgage and security agreement referenced above and said mortgage shall remain in full force and effect until satisfied of record by Grantee, its successors and/or assigns.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the date first written above and have declared this conveyance to be binding upon themselves and their personal representatives, heirs, successors and assigns.

WITNESSES:

[Signature]

Margarito Obispo  
Margarito Obispo

Lucina Sanchez  
Lucina Sanchez

Acknowledged before me in Cook County, State of Illinois, on the 5th day of January 20 12 by Norma N. Aguirre

Subscribed and sworn to before me on

Norma N. Aguirre  
Notary

THIS INSTRUMENT PREPARED BY:  
Potestivo & Associates, P.C.  
223 W. Jackson Boulevard, Ste 610  
Chicago IL 60606  
Our File No: C11-53191

WHEN RECORDED RETURN TO:  
Specialized Loan Servicing, LLC  
8742 Lucent Blvd., Ste 500  
Highlands Ranch, CO 80129

City of Chicago  
Dept. of Finance  
628263



Real Estate  
Transfer  
Stamp

\$0.00

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Batch 5,283,468

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**Exhibit A**  
**Legal Description**

**Lot 5 in Block 7 in John F. Thompson's Armitage Avenue Subdivision, being a subdivision of Block 2 and 3 in Vanattas Subdivision of the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

**Commonly known as: 2014 North Kilpatrick Avenue, Chicago, IL 60639 in the County of Cook**

**Parcel Number: 13-34-125-022-0000**

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