

UNOFFICIAL COPY



Doc#: 1231216030 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2012 12:18 PM Pg: 1 of 6

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

7609.479

This Instrument was prepared by:
Kristin Ginter
CHANGE OF TITLE, INC.
160 S. OLD SPRING ROAD, SUITE 260
ANAHEIM HILLS, CA 92808
RSS# 1183367

DEED IN LIEU OF FORECLOSURE

Dated: 9-15-2012

KNOWN ALL MEN BY THESE PRESENTS, that **EVELYN C. GRANT AND NORMAN GRANT, WIFE AND HUSBAND**, hereinafter called Grantor, for **\$224,782.29** and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **WELLS FARGO BANK, N.A.**, whose mailing address is 1 HOME CAMPUS, MAC X2303-033, 3RD FLOOR, DES MOINES, IA 50328-0001, 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:

REAL PROPERTY IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 2 IN THE 3436 NORTH NARRAGANSETT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0534134030 AS AMENDED, FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P2 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0534134030.

COMMONLY KNOWN AS: 3436 N. NARRAGANSETT AVE UNIT 2, CHICAGO, IL 60634

ASSESSOR'S PARCEL NUMBER: 13-19-415-041-1002

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.

City of Chicago
Dept. of Finance
631742



Real Estate
Transfer
Stamp

\$0.00

11/7/2012 10:00

dr00198

Batch 5,511,315

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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.

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 notes secured by the mortgages hereinafter described and agreement not to name the Grantor as a party to a foreclosure action stated above with respect to that certain 1st mortgage dated 2/28/2006 by Grantor in favor of **WELLS FARGO BANK, N.A.**, recorded on 3/8/2006 as document number 0606745019 and a certain 2nd mortgage dated 2/28/2006 by Grantor in favor of **WELLS FARGO BANK, N.A.**, recorded on 3/8/2006 as document number 0606745020 in Cook County, Illinois.

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.

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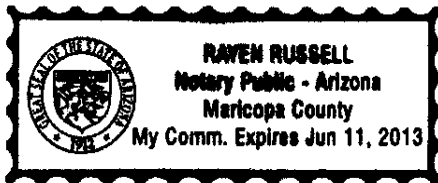
Dated this 15 day of September, 2012.

Evelyn C. Grant
EVELYN C. GRANT

Norman Grant
NORMAN GRANT

STATE OF Arizona)
COUNTY OF Maricopa) SS.

The foregoing instrument was acknowledged before me this 15 day of September, 2012 by
EVELYN C. GRANT AND NORMAN GRANT



Raven Russell
Notary Public
Raven Russell
Printed Name
My Commission Expires:

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

Evelyn C. Grant
Date Buyer, Seller or Representative

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Exhibit "A"

ESTOPPEL AFFIDAVIT

STATE OF ~~ILLINOIS~~ ^{Arizona})
) SS.
 COUNTY OF ~~COOK~~ ^{Maricopa})

EVELYN C. GRANT AND NORMAN GRANT, WIFE AND HUSBAND, being first duly sworn, depose and says: That he/she/they are the identical party(ies) who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **WELLS FARGO BANK, N.A.** dated the 15 day of Sept, 2012, conveying the following described property, to-wit:

REAL PROPERTY IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 2 IN THE 3436 NORTH NARRAGANSETT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0534134030 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P2 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0534134030.

COMMONLY KNOWN AS: 3436 N. NARRAGANSETT AVE UNIT 2, CHICAGO, IL 60634

ASSESSOR'S PARCEL NUMBER: 13-19-415-041-1002

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

That in the execution and delivery of said deed affiants were not acting under any misapprehension 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 of them; that at the time it was given there was no other person or persons, firms or corporations, other than **WELLS FARGO BANK, N.A.**, 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 **\$224,782.29** by **WELLS FARGO BANK, N.A.**'S, agreement to forebear taking any action 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 mortgages referred to herein was executed by the undersigned to **WELLS FARGO BANK,**

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N.A., a certain 1st mortgage dated 2/28/2006, recorded on 3/8/2006 as document number 0606745019 and a certain 2nd mortgage dated 2/28/2006, recorded on 3/8/2006 as document number 0606745020 at Cook County Records, State of Illinois. 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 BANK, N.A.**, 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 15 day of sept, 2012.

Evelyn C. Grant
EVELYN C. GRANT

Norman Grant
NORMAN GRANT

STATE OF Arizona)
COUNTY OF Maricopa) SS.

Signed and sworn (or affirmed) to before me on September 15, 2012, by EVELYN C. GRANT AND NORMAN GRANT



Rayen Russell
Notary Public
Rayen Russell
Printed Name
My Commission Expires: June 11, 2013



U03120214

7909 10/17/2012 78091429/1

RETURN RECORDED DOCUMENT TO:
RELS SETTLEMENT SERVICES
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262

MAIL TAX DOCUMENTS TO:
WELLS FARGO BANK, N.A.
1 HOME CAMPUS, MAC X2303-033, 3RD
FLOOR, DES MOINES, IA 50328-0001

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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 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 9/15, 2012 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 15 day of Sept 2012.
Notary Public [Signature]



The grantee 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 10-4, 2012 Signature: Jennifer Heinen
Grantee or Agent ASSISTANT VICE PRESIDENT

Subscribed and sworn to before me by the said Jennifer Heinen this 4th day of October, 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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.