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Doc#: 1236344061 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2012 04:33 PM Pg: 1 of 5

WARRANTY DEED IN LIEU OF FORECLOSURE

The Grantor, Trether Miller, single woman, whose address is 18600 Village Drive, Unit 305, Hazel Crest, IL 60429, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between Grantor and the Grantee, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J4**, whose address is 5401 N. Beach Street, Fort Worth, Texas 76137, and the release of Grantor, to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on January 12, 2004 in the principal sum of \$91,900.00, that certain Mortgage securing said Note bearing even date thereof and recorded on January 29th, 2004, as Document No. 0402911261 in the Cook County, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Cook, State of Illinois, to wit:

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LEGAL DESCRIPTION:

UNIT 305 AND PS 305 AS DELINEATED ON SURVEY ON THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERLY MOST CORNER OF LOT 6 IN VILLAGE WEST CLUSTER 2, AS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 16, 1973 AS DOCUMENT NUMBER 2675667 AND AS CORRECTED BY THE SURVEYORS AFFIDAVIT REGISTERED ON SEPTEMBER 5, 1973, AS DOCUMENT 2714941, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF VILLAGE DRIVE AS DEDICATED NOVEMBER 21, 1972 PER DOCUMENT NUMBER 2661525; THENCE SOUTHERLY ALONG A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 550 FEET FOR AN ARCH DISTANCE OF 285.14 FEET, SAID CURVE BEING ALONG THE WESTERLY RIGHT OF WAY OF SAID VILLAGE DRIVE AND HAVING A CHORD OF 281.96 FEET, WHICH BEARS SOUTH 02 DEGREES 00 MINUTES 10 SECONDS EAST; THENCE SOUTH 12 DEGREES 50 MINUTES 58 SECONDS WEST 100 FEET CONTINUING ALONG SAID VILLAGE DRIVE WESTERLY RIGHT OF WAY TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 650 FEET FOR AN ARC DISTANCE 227.55 FEET; THENCE SOUTH 06 DEGREES 40 MINUTES 48 SECONDS EAST 60.17 FEET, ALL ALONG SAID VILLAGE DRIVE WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 06 DEGREES 40 MINUTES 48 SECONDS EAST 117.23 FEET ALONG THE WESTERLY RIGHT OF WAY OF SAID VILLAGE DRIVE; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 129.24 FEET; THENCE NORTH 19 DEGREES 57 MINUTES 55 SECONDS EAST 29.55 FEET THENCE NORTH 70 DEGREES 02 MINUTES 05 SECONDS WEST 373.61 FEET; THENCE NORTH 19 DEGREES 57 MINUTES 55 SECONDS EAST 31.72 FEET; THENCE SOUTH 70.02 DEGREES 02 MINUTES 95 SECONDS EAST 264.05 FEET; THENCE SOUTH 19 DEGREES 57 MINUTES 55 SECONDS WEST, 123.07 FEET; THENCE NORTH 83 DEGREES 42 MINUTES 02 SECONDS EAST 134.19 FEET; TO THE POINT OF BEGINNING CONTAINING 1.6728 ACRES MORE OR LESS ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP EXECUTED BY BEVERLY TRUST COMPANY, AN ILLINOIS CORPORATION AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1990 AND KNOWN AS TRUST 74-2074, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 92616735 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:

18600 VILLAGE DRIVE, UNIT 305, HAZEL CREST, IL 60429

P.I.N.:

31-02-200-026-1029 VOL. 0178 AND 31-02-200-026-1077 VOL. 0178

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This Warranty Deed is an absolute conveyance and grant of all of Grantor right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantor further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantor waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.


The execution and delivery of this Warranty Deed is and shall be construed as Grantee's release of Grantor from any personal liability to the extent and as provided in the Settlement Agreement. This Warranty Deed maybe executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 25th day of June, 2012.

GRANTOR:


Trether Miller

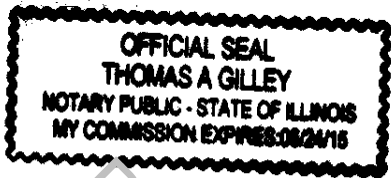
This Deed is exempt from tax under the provision of 35 ILCS 200/31-45

6/25/2012


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STATE OF Illinois)

COUNTY OF Cook)



On this 25th day of June, 20 12, before me personally appeared Trether Miller, single woman, to me known to be the person that executed the within Warranty Deed and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of June, 20 12.

Thomas A. Gilley

 Notary Public

My Commissions Expires: 6/24/15

Tax Statements for the real property described in this instrument should be sent to:

BANK OF AMERICA, N.A.
 5401 N. BEACH STREET
 FORT WORTH, TX 76137

**This document was drafted by
 And is to be returned to:**

Kenneth J. Johnson
 Johnson, Blumberg & Associates, LLC
 230 West Monroe Street; Suite 1125
 Chicago, IL 60606

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

Date: 12/28/12

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]
Notary Public

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

Date: 12/28/12

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]
Notary Public

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 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 Act.]