

UNOFFICIAL COPY



Doc#: 1307410031 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2013 12:38 PM Pg: 1 of 6

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

78208550 Rec 2nd

This Instrument was prepared by:
CATHY CHARTIER-CHANGE OF TITLE, INC.
160 S. OLD SPRINGS ROAD, SUITE 260
ANAHEIM HILLS, CA 92808

TP# 172092494

DEED IN LIEU OF FORECLOSURE

Dated: August 27, 2012

KNOWN ALL MEN BY THESE PRESENTS, that **STEVE ABRAMS AND PATRICIA A. ABRAMS, HUSBAND AND WIFE**, hereinafter called Grantor, for \$202,616.11 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **WELLS FARGO FINANCIAL ILLINOIS, INC.** whose mailing address **ONE HOME CAMPUS, MAC X2301-J, R, DES MOINES IA 50328** 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:

LOT 10 (EXCEPT THE EAST 31 FEET THEREOF) IN BLOCK 38 IN F.H. BARTLETT'S CHICAGO HIGHLANDS, BEING A SUBDIVISION IN SECTIONS 18, 19 AND 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6959 W 64TH STREET, CHICAGO, IL 60638
Assessor's Parcel Number: 19-19-110-047-0000

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.

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 forbear 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.

City of Chicago
Dept. of Finance
638837



Real Estate
Transfer
Stamp

\$0.00

3/11/2013 13:42

dr00347

Batch 6,041,374

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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 note secured by the mortgage hereinafter described and agreement not to name the Grantor as a party to a foreclosure action stated above with respect to that certain mortgage dated 1/29/2008 by Grantor in favor of **WELLS FARGO FINANCIAL ILLINOIS, INC.**, recorded in COOK County, IL as document number 0804436102 on 02/13/2008.

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.

Dated this 27 day of August, 2012.

Steve Abrams
STEVE ABRAMS

Patricia A. Abrams
PATRICIA A. ABRAMS

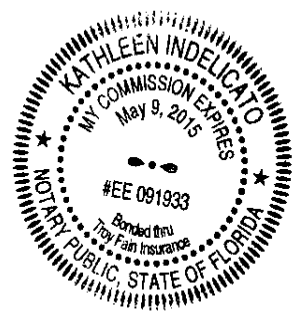
STATE OF ^{Florida}~~ILLINOIS~~)
COUNTY OF Citrus) SS.

The foregoing instrument was acknowledged before me this 27 day of August, 2012, by STEVE ABRAMS and PATRICIA A. ABRAMS.

ID
P.A. IL ID card 16568148796A
S.A. FLDL A 165780471471

Kathleen Indelicato
Notary Public
Kathleen Indelicato
Printed Name
My Commission Expires:

Exempt under provision of Paragraph ²(L)
Section 31-45, Real Estate Transfer Tax Act.
Steve Abrams Patricia A. Abrams
Date Buyer, Seller or Representative



UNOFFICIAL COPY**Exhibit "A"**
ESTOPPEL AFFIDAVIT

STATE OF ~~ILLINOIS~~ ^{Florida})
 COUNTY OF Citrus) SS.

STEVE ABRAMS AND PATRICIA A. ABRAMS, HUSBAND AND WIFE, 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 FINANCIAL ILLINOIS, INC.** dated the 27th day of August, 2012, conveying the following described property, to-wit:

LOT 10 (EXCEPT THE EAST 31 FEET THEREOF) IN BLOCK 38 IN F.H. BARTLETT'S CHICAGO HIGHLANDS, BEING A SUBDIVISION IN SECTIONS 18, 19 AND 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6959 W 64TH STREET, CHICAGO, IL 60638
 Assessor's Parcel Number: 19-19-110-047-0000

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **WELLS FARGO FINANCIAL ILLINOIS, INC.** 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 FINANCIAL ILLINOIS, INC.**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **WELLS FARGO FINANCIAL ILLINOIS, INC.**.

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 FINANCIAL ILLINOIS, INC.**, 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 \$202,616.11 and by **WELLS FARGO FINANCIAL ILLINOIS, INC.'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 mortgage referred to herein was executed by the undersigned to **WELLS FARGO FINANCIAL ILLINOIS, INC.**, dated 01/29/2008 and recorded at COOK County Records, State of Illinois as document number 0804436102 on 02/13/2008. 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 FINANCIAL ILLINOIS, INC.**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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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 27th day of August, 2012.

[Signature]
STEVE ABRAMS

[Signature]
PATRICIA A. ABRAMS

STATE OF Florida)
COUNTY OF Cook) SS.

Signed and sworn (or affirmed) to before me on August 27, 2012, by STEVE ABRAMS, PATRICIA A. ABRAMS.

ID. presented

P.A. IL ID card 1656 8148 796A

S.A. FL DL A165780471471

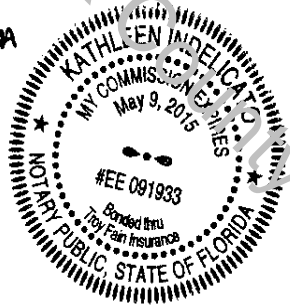
[Signature]
Notary Public

Notary Public

[Signature]
Printed Name

Printed Name

My Commission Expires:



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

MAIL TAX DOCUMENTS TO:
WELLS FARGO BANK, N.A.
ONE HOME CAMPUS, MAC X2.01-03R,
DES MOINES, IA 50328



U03264713

7909 12/3/2012 78208550/2

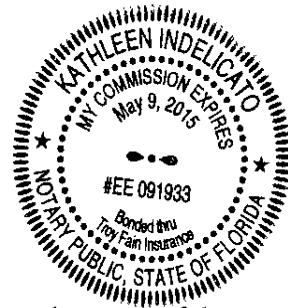
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STATEMENT OF GRANTOR/GRANTEE

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 Aug 27 2012 Signature: [Signature]
Grantor or Agent Steve Abrams

Subscribed and sworn to before me by the said Steve Abrams this 27 day of August, 2012.
Notary Public [Signature]



FD presented FDLA165755471471

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 8-31-2012 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Leah A. Wright this 31st day of August, 2012.
Notary Public Dana Flogel



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.

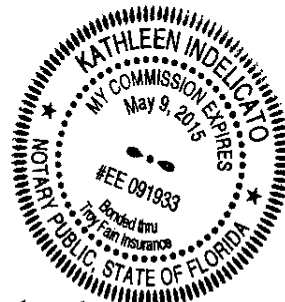
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Dated Aug. 27, 2012 Signature: Patricia A. Abrams
Grantor or Agent Patricia A Abrams

Subscribed and sworn to before me by the said Patricia A. Abrams this 27 day of August, 2012.
Notary Public Kathleen D. Delgado



ID presented ILTD 1656 81487 16A

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 8.31, 2012 Signature: Leah A. Wright
Grantee or Agent

Subscribed and sworn to before me by the said Leah A. Wright this 31st day of August, 2012.
Notary Public Dana Floegel



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.