



Doc#: 1319944081 Fee: \$68.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2013 04:21 PM Pg: 1 of 4

WARRANTY DEED IN LIEU OF FORECLOSURE

The GRANTOR(S), Matthew Malloy, whose address is 15805 Peggy Lane, Unit #10, Oak Forest, IL 60452, 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(S) and the Grantee, **GREEN TREE SERVICING, LLC** whose address is 1400 TURBINE DRIVE, SUITE 200, RAPID CITY, SD 57709, and the release of GRANTOR(S), 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 November 26, 2007, in the principal sum of \$104,900.00, that certain Mortgage securing said Note bearing even date thereof and recorded on December 6, 2007, as Document No. 0734022073, 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:

LEGAL DESCRIPTION:

UNIT 6-10 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS COVENANTS AND BY-LAWS OF CHIBA SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST CO AS TRUSTEE UNDER TRUST AGREEMENT JANUARY 01, 1984 AND KNOWN AS TRUST NO 61991 RECORDED MARCH 05, 1993 AS DOCUMENT 93168945 AS AMENDED FROM TIME TO TIME, IN THE WEST 3/4 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; SITUATED IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

15805 PEGGY LANE, UNIT #10, OAK FOREST, IL 60452

P.I.N.: 28-17-416-009-1070 Vol. 0031

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This Warranty Deed is an absolute conveyance and grant of all of GRANTOR(S)' 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(S) 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(S) 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 except for a lease agreement and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for GRANTOR(S) 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(S) 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(S) has executed this Warranty Deed as of the 29 day of JUNE, 2013.

GRANTOR(S):


MATTHEW MALLOY

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

07/17/13 / hannafraxco

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STATE OF ILLINOIS)

COUNTY OF COOK)

On this 29th day of JUNE, 20 13, before me personally appeared Matthew Malloy, to me known to be the person that executed the within Warranty Deed and acknowledged to me that he executed the same as his 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 29th day of JUNE, 20 13.



Ralph Muentzer
Notary Public

My Commissions Expires:

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

GREEN TREE SERVICING, LLC.
1400 TURBINE DRIVE, SUITE 200
RAPID CITY, SD 57709

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

Property of Cook County Clerk's Office

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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: 07/17/13

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



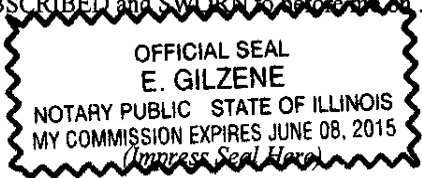
[Handwritten Signature]
Notary Public

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: 07/17/13

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.]