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Doc#: 1322645079 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2013 02:05 PM Pg: 1 of 5

Recording Requested by and
After Recording Return to:
Charles A. Brown
Charles A. Brown & Associates, P.L.L.C.
2316 Southmore
Pasadena, Texas 77502
Loan # 842412

DEED IN LIEU OF FORECLOSURE

The Grantor herein is Ellen B. Grabow, Executor of The Estate of Harry J. Grabow, Deceased

Grantor's Address: 128 Lancaster Place, Vernon Hills, IL 60061

The Grantee herein is CHAMPION MORTGAGE COMPANY

Grantee's Address: 701 Pike Street, Suite 700, Seattle, WA 98101

Real Property - Address: 3110 Pheasant Creek Drive Unit A103, Northbrook, IL 60062

Real Property - Legal Description: SEE ATTACHED EXHIBIT "A"

Parcel Number: 04-08-200-024-1054

WITNESSETH:

WHEREAS, the parties hereto do acknowledge that default has been made under the terms of a note executed 10/23/2003, and further secured by a mortgage or deed of trust on even date in the original amount of \$300,000.00, recorded 10/30/2003 as Document No. 0330329136, in the official records of the County of COOK, IL.

Grantor and Grantee further expressly acknowledge and agree that (1) this Deed is not intended, and shall not operate or cause the cancellation, discharge, extinguishment, or merger of the Note, the Mortgage or Deed of Trust, or any other document or debt instrument given to secure the Note or any other obligation due and owing to Grantee, and (2) the delivery and acceptance of this Deed by Grantee shall not preclude the Grantee from enforcing any of its rights under the Mortgage or any other document or debt instrument given to secure the Note or any obligation due and owing to Grantee. Never the less, Grantee covenants and agrees not to seek deficiency judgments or any other form of personal liability against the Grantor with respect to the indebtedness.

THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR(S) HAVING SOLD THE ABOVE-DESCRIBED REAL PROPERTY TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE DEED OF TRUST/MORTGAGE HERETOFORE EXECUTED

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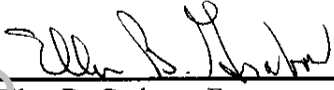
BY GRANTOR(S). GRANTOR(S) DECLARE(S) THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OTHER THAN THIS DEED BETWEEN GRANTOR(S) AND GRANTEE WITH RESPECT TO THE ABOVE-DESCRIBED REAL PROPERTY.

NOW, THEREFORE, for an in consideration of the above and foregoing, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns forever, in fee simple, the following described real estate, situated in COOK, IL, and described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances belonging or in anywise appertaining; and all reversions, remainders, rents, issues and profits; and all the estate, right, title, interest, claim, or demand of the Grantor, either in law or equity.

IN WITNESS, the Grantor has set their hands the day and year first above written.

Date	<u>4/24/13</u>	
Date		Ellen B. Grabow, Executor of The Estate of Harry J. Grabow, Deceased
Date		
Date		

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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ACKNOWLEDGMENT

State of ILLINOIS

County of COOK

On this June 26, 2013, before me, the undersigned, a Notary Public, for the aforesaid county and state, duly commissioned and sworn, personally appeared Ellen B. Grabow, Executor of The Estate of Harry J. Grabow, Deceased, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said person (or persons).

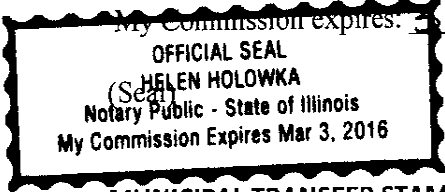
Witness my hand and official seal hereto affixed the day and year first above written.

Helen Holowka

Notary Public

Printed Name: Helen Holowka

My Commission expires: 3.3.16



MUNICIPAL TRANSFER STAMP

[If Required]

COUNTY/ILLINOIS TRANSFER STAMP

OR

Exempt under provisions of Paragraph (l), Section 4,
Real Estate Transfer Act

Date: 7/3/13

[Signature]

Signature of Buyer, Seller or Representative

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EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL 1: UNIT NUMBER 'A'-103 IN PHEASANT CREEK CONDOMINIUM NUMBER 1, AS DELINEATED ON SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 'A' AND 'B' IN WHITES PLAINES UNIT NUMBER 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE 2 ACRES CONVEYED TO FREDERICK WALTER BY WARRANTY DEED RECORDED DECEMBER 4, 1849 AS DOCUMENT NUMBER 24234, BEING THE EAST 20 RODS OF THE NORTH 16 RODS OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8 AND ALSO 1 ACRE CONVEYED TO THE CHURCH BY WARRANTY DEED RECORDED APRIL 30, 1851 AS DOCUMENT NUMBER 29581 ALL TAKEN AS A TRACT, (EXCEPTING FROM SAID TRACT THE NORTH 520 FEET OF THE WEST 742 FEET AND ALSO EXCEPTING THAT PART EAST OF THE WEST 742 FEET OF THE SAID TRACT AND NORTH OF A LINE 246.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM MADE BY CT&TC, AS TRUSTEE UNDER TRUST NUMBER 40920, RECORDED AS DOCUMENT NUMBER 22648910 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PHEASANT CREEK ASSOC DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT NUMBER 22648909 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1975 KNOWN AS TRUST NUMBER 4909 TO JAMES A. GRAVEN AND CONNIE S. GRAVEN DATED JUNE 3, 1976 AND RECORDED JUNE 3, 1976 AS DOCUMENT NUMBER 23507932 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Property Address: 3110 Pheasant Creek Drive, Unit A103, Northbrook, IL 60062

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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: 6/26/13 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .

June 26, 2013

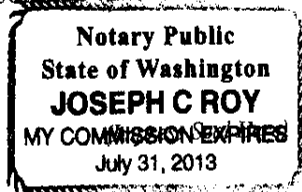


[Signature]
Notary Public

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: 7/3/13 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[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.]

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