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Prepared By:

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Doc#: 1420615090 Fee: \$56.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2014 12:24 PM Pg: 1 of 10

After Recording Mail To:

Kondaur Capital Corporation
333 South Anita Drive, Suite 400
Orange, California 92868

Mail Tax Statement To:

Kondaur Capital Corporation
333 South Anita Drive, Suite 400
Orange, California 92868

8951825 1062m

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

BIANCA

KNOWN ALL MEN BY THESE PRESENTS, that **Melanie M. Gales and Bianca Riley, a married couple**, hereinafter called grantor, for \$1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**, 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, Illinois, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This being the identical property conveyed to the GRANTOR herein by Deed from Fintom LLC dated February 6, 2009, recorded February 23, 2009 and filed as 0905404265

COMMONLY known as: 4813 South Wabash Avenue, Unit 2, Chicago, Illinois 60615

Assessor's Parcel Number: 20-10-107-032-1008

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 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.

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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.

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 document bearing the date of October 7, 2009, by grantor in favor of **GSF Mortgage Corporation**, and recorded at Doc. No. 1001357229 real property records of Cook County, Illinois on the January 13, 2010, and according to public record the beneficial interest of the Mortgage was assigned to Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3 by assignment recorded MARCH 13, 2014, as Instrument No. 1407750123.

In construction 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.

Property of Cook County Clerk's Office

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Dated this 15TH day of JULY, 20 14.

Melanie M. Gales

Melanie M. Gales

Bianca Riley

Bianca Riley
BIANCA

STATE OF ILLINOIS

COUNTY OF COOK

SS

The foregoing instrument was acknowledged before me this 15TH day of JULY, 20 14, by **Melanie M. Gales and Bianca Riley.**

NOTARY RUBBER STAMP/SEAL

BIANCA

Rodney A. Redd
NOTARY PUBLIC

RODNEY A. REDD

PRINTED NAME OF NOTARY

MY Commission Expires: APRIL 11, 2016



AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>L & M of</u>	
Section 31-45; Real Estate Transfer Tax Act <u>200.1245/6</u>	
<u>7/25/14</u>	<i>[Signature]</i>
Date	Buyer, Seller or Representative

CITY OF CHICAGO



JUL. 16. 14

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010488

REAL ESTATE TRANSFER TAX
00000.00
FP 103033

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EXHIBIT "A"
LEGAL DESCRIPTION

UNIT NUMBER 4813-2 IN BETHANY CONDOMINIUM ASSOCIATION, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 24-11/12 FEET OF LOT 21 AND LOT 22 IN BLOCK 5 IN ANN PRICE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2008 AS DOCUMENT NUMBER 0826918042 AND AMENDED BY DOCUMENTS 0828445039 AND 0902140019; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "B"**
ESTOPPEL AFFIDAVITSTATE OF ILLINOIS
COUNTY OF COOK

Melanie M. Gales and Bianca Riley, a married couple, being first duly sworn, depose and say: "That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**, dated the 15th day of JULY, 2014, conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Parcel ID # **20-10-137-032-1008**

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**, 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 **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**;

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 **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**, 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 \$1.00 by **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**, and **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**, 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, document dated by the undersigned to **GSF Mortgage Corporation**, bearing the date of October 7, 2009, and recorded at Doc. No. 1001357229 real property records of Cook County, Illinois, and according to public record the beneficial interest of the Mortgage was assigned to Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3 by assignment recorded MARCH 13, 2014, as Instrument No. 1407750123. 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 affidavit is made for the protection and benefit of **Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2013-3**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

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WE (THE BORROWERS) UNDERSTAND THAT WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated this 15TH day of JULY, 20 14.

Melanie M. Gates

Melanie M. Gates

Bianca Riley
Bianca Riley
BIANCA

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 15TH day of JULY, 20 14, by **Melanie M. Gates and Bianca Riley**.

NOTARY RUBBER STAMP/SEAL



Rodney A. Redd
NOTARY PUBLIC

RODNEY A. REDD
PRINTED NAME OF NOTARY
MY Commission Expires: APRIL 11, 2016

Prepared By:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

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.

Dated JULY 15 2014 Signature: *Melanie M. Gales*
Grantor or Agent
Melanie M. Gales

Subscribed and sworn to before me by the

said RODNEY A REDD

this 15TH day of JULY 2014 SEE ATTACHED

Rodney A. Redd
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.

Kondaur Capital Corporation, as separate trustee of the Matawin Ventures Trust Series 2013-3

Dated July 22 2014 Signature: *Lorenzo Davis*
Lorenzo Davis, Operations Manager

Subscribed and sworn to before me by the

said _____

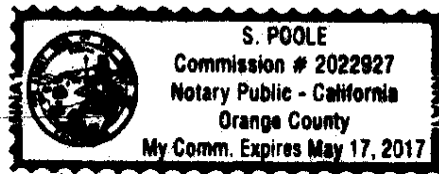
this _____ day of _____

State of California
County of Orange
Subscribed and sworn to (or affirmed)
before me on this 22nd day of July
20 14 by Lorenzo Davis

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *S. Poole*
S. Poole

See Stamped
Notary Public
jurat →



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 ABI 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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JURAT

State of ILLINOIS

County of COOK

Subscribed and sworn (or affirmed) before me on this 15TH day of JULY, 2014, by BIANCA RILEY and MELANIE M. GALES

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature Rodney A. Redd

(Notary seal)

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.

Dated July 15, 2014 Signature: *Blanca Riley*
Grantor or Agent

Blanca Riley
BR
BIANCA

Subscribed and sworn to before me by the said RODNEY A. REDD

this 15th day of JULY
2014

SEE ATTACHED

Rodney A. Redd
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.

Kondaur Capital Corporation, as separate trustee of the Matawin Ventures Trust Series

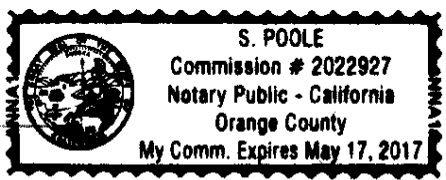
Dated July 22, 2014 Signature: *Lorenzo Marin*
Grantee or Agent

Subscribed and sworn to before me by the said _____

this _____ day of _____

Lorenzo Marin
Lorenzo Marin, Operations Manager

See stamped
Notary Public
jurat →



State of California
County of Orange
Subscribed and sworn to (or affirmed) before me on this 22nd day of July 2014 by Lorenzo Marin

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Signature *S. Poole*
S. Poole

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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

JURAT

State of ILLINOIS

County of COOK

Subscribed and sworn (or affirmed) before me on this 15TH day of
JULY, 2014, by BIANCA RILEY
and MELANIE M. GAGES

proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.



Signature Rodney A. Redd

(Notary seal)

PROPERTY OF COOK COUNTY CLERK'S OFFICE