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Doc#: 1422013058 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2014 02:18 PM Pg: 1 of 7

This Instrument was reviewed/prepared by:
LARRY A. WHITNEY, Attorney at Law
231 NORTH ALDEN AVE
PARK RIDGE, IL 60062

Dated: April 4, 2014 **DEED IN LIEU OF FORECLOSURE**

KNOWN ALL MEN BY THESE PRESENTS, that **GARY BLACKWELL AND GLORIA BLACKWELL, HUSBAND AND WIFE**, hereinafter called Grantor, for **\$121,554.85** and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is C/O WELLS FARGO HOME MORTGAGE MAC X9999-01N, 1000 BLUE GENTIAN ROAD, SUITE 300, EAGAN, MN 55121 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:

THE SOUTH 40.5 FEET OF THE NORTH 74.5 FEET OF LOTS 16, 17 AND 18 (EXCEPT THE WEST 16 FEET THEREOF) IN SHARPSHOOTERS PARK SUBDIVISION OF PART OF SHARPSHOOTERS PARK IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
BEING THE SAME PREMISES CONVEYED TO GARY BLACKWELL AND GLORIA BLACKWELL BY RUFUS LEWIS AND AGNES LEWIS; AND GARY BLACKWELL AND GLORIA BLACKWELL IN DEED DATED DECEMBER 22, 2005 AND RECORDED JANUARY 11, 2006 IN INSTRUMENT NO. 0601140035.

COMMONLY KNOWN AS: 11520 S. WALLACE STREET, CHICAGO, IL 60628
ASSESSOR'S PARCEL NUMBER: 25-21-302-014-0000; AND 25-21-302-012-0000

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
672245



Real Estate
Transfer
Stamp

\$0.00

8/7/2014 15:50

dr00198

Batch 8,609,469

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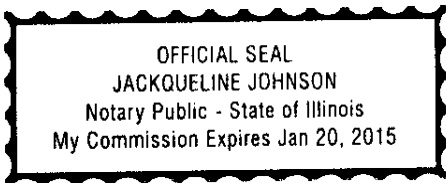
INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of ILLINOIS
County of COOK } ss.

On this the 10th day of APRIL, 2014, before me,
JACKQUELINE JOHNSON, the undersigned Notary Public.
Name of Notary Public
personally appeared GARY BLACKWELL
Name(s) of Signer(s)

- personally known to me - OR -
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

EXP. JAN. 20, 2015
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: DEED IN LIEU OF FORECLOSURE
Document Date: APRIL 10, 2014 Number of Pages: 1
Signer(s) Other Than Named Above: GLORIA BLACKWELL

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INDIVIDUAL ACKNOWLEDGMENT

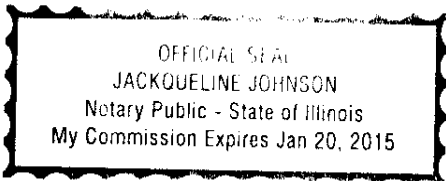
State/Commonwealth of ILLINOIS
County of COOK } ss.

On this the 10th day of APRIL, 2014, before me,
JACQUELINE JOHNSON, the undersigned Notary Public,
Name of Notary Public

personally appeared GLORIA BLACKWELL
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.

J. Johnson
Signature of Notary Public

Exp. JAN. 20, 2015
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: DEED IN LIEU OF FORECLOSURE
Document Date: APRIL 10, 2014 Number of Pages: 1
Signer(s) Other Than Named Above: GARY BLACKWELL

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Exhibit "A" ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

GARY BLACKWELL AND GLORIA BLACKWELL, 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION** dated the 4th day of April, 2014, conveying the following described property, to-wit:

THE SOUTH 40.5 FEET OF THE NORTH 74.5 FEET OF LOTS 16, 17 AND 18 (EXCEPT THE WEST 16 FEET THEREOF) IN SHARPSHOOTERS PARK SUBDIVISION OF PART OF SHARPSHOOTERS PARK IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES CONVEYED TO GARY BLACKWELL AND GLORIA BLACKWELL BY RUFUS LEWIS AND AGNES LEWIS; AND GARY BLACKWELL AND GLORIA BLACKWELL IN DEED DATED DECEMBER 22, 2005 AND RECORDED JANUARY 11, 2006 IN INSTRUMENT NO. 0601140035.

COMMONLY KNOWN AS: 11520 S. WALLACE STREET, CHICAGO, IL 60628

ASSESSOR'S PARCEL NUMBER: 25-21-302-014-0000; AND 25-21-302-012-0000

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to FEDERAL NATIONAL MORTGAGE ASSOCIATION;

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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 \$121,554.85 by FEDERAL NATIONAL MORTGAGE ASSOCIATION'S, agreement to forbear 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 MERS, INC. AS NOMINEE FOR HOMESTART MORTGAGE CORP., dated 12/22/2005 and recorded at COOK County Records, State of Illinois as document number 0601140036, on 1/11/2006 Said mortgage assigned by Mortgage Electronic Registration Systems, Inc. as nominee for Homestart Mortgage Corp. to Wells Fargo Bank, N.A. by assignment dated 03/05/2012 and recorded on 03/06/2012 as Instrument No. 1206608454. 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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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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 of Assignment of Beneficial Interest in 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 April 4, 2014

Signature: Gloria Blackwell
Grantor or Agent

Subscribed and sworn to before me
By the said Gloria Blackwell
This 4th day of April, 2014.
Notary Public [Signature]



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 of 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.

Date April 24th, 2014

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grant Holten
This 24 day of April, 2014.
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of **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.)