

# UNOFFICIAL COPY



Doc#: 1425456014 Fee: \$56.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2014 07:45 AM Pg: 1 of 10

**After recording return to:**  
500 Eldorado Blvd, Suite 2300  
Attention: Denver DIL Title  
Broomfield, CO. 80021

— Above This Line Reserved For Official Use Only —

## WARFANTY DEED IN LIEU OF FORECLOSURE (Individual to Corporation)

THE GRANTORS:

Vicente Rivera, Divorced and Not Remarried and Valentin Rivera, Single, of 2416 North Keller Avenue, Chicago, IL 60639 (the "Grantors"), for and in consideration of 10.00 DOLLARS and other good and valuable considerations in hand paid, does hereby CONVEY and WARRANT unto Federal Home Loan Mortgage Corporation, whose tax mailing address is 1410 Spring Hill Road, McLean, VA 22102, (the "Grantee") the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A

P.I.N.: 13-27-419-027-0000

Commonly Known As: 2416 North Keller Avenue, Chicago, IL 60639;

Dated this 29 day of July, 2014

  
\_\_\_\_\_  
Vicente Rivera

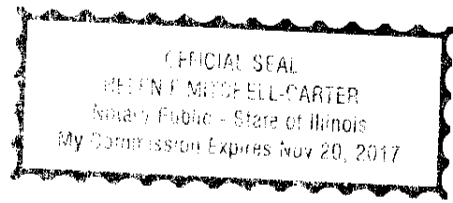
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STATE OF IL )  
COUNTY OF COOK ) SS

The foregoing instrument was acknowledged before me this 29 day of July, 20 14, by Vicente Rivera.

11/20/17  
My Commission Expires

*[Signature]*  
Notary Public



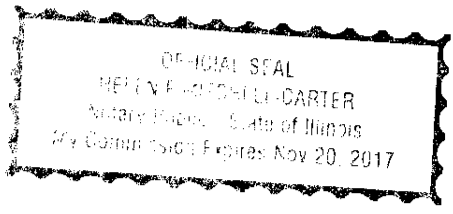
Dated this 29 day of July, 20 14  
*[Signature]*  
Valentin Rivera

STATE OF IL )  
COUNTY OF COOK ) SS

The foregoing instrument was acknowledged before me this 29 day of July, 20 14, by Valentin Rivera.

11/20/17  
My Commission Expires

*[Signature]*  
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Property of Cook County Clerk's Office

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO 35 LCS 200/31-45(l). YO Covers AS AGENT

Exempt under provisions of Paragraph G, Section 3, City of Chicago Municipal Code 2-33-070, Real Estate Transfer Ordinance.

MAIL TO:  
500 Eldorado Blvd, Suite 2300  
Attention: Denver DIL Title  
Broomfield, CO. 80021

SEND SUBSEQUENT TAX BILLS TO:  
1410 Spring Hill Road  
McLean, VA 22102

This Instrument Prepared By: Keith Levy, One East Wacker, Chicago, IL 60601.

14-019191\_JNT3

F16

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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.]

Property of Cook County Clerk's Office

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Grantors and Grantee, without any fraud, misrepresentations, duress, or undue influence whatsoever or any misunderstanding, on the part of Grantors or Grantee and was not given as a preference against any other creditors of said Grantors.

Grantors further agree to vacate the premises and to the same leaving the property in a broom swept condition. Broom swept generally means that the floors are swept and free of debris. All trash, whether bagged or not, must be disposed of. All personal belongings must be removed from the property.

This affidavit has been made for the protection and benefit of the aforesaid Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned. This affidavit is for the purpose of a deed-in-lieu of foreclosure, and ABN AMRO Mortgage Group, Inc. is the primary lender.

Executed this 29 day of July, 2014.

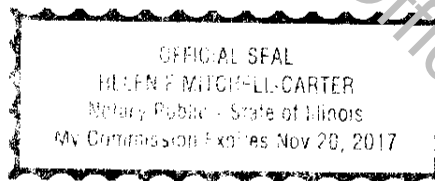
Vicente Rivera  
Vicente Rivera

STATE OF IL )  
COUNTY OF COOK ) SS

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My Commission Expires

Helen F. Mitchell-Carter  
Notary Public



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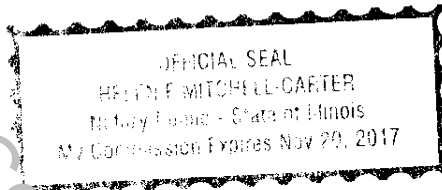
[Signature]  
Valentin Rivera

STATE OF IL )  
COUNTY OF Cook ) SS

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[Signature]  
Notary Public



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## ESTOPPEL AFFIDAVIT

THIS AFFIDAVIT is made by Vicente Rivera and Valentin Rivera, Married.

That Vicente Rivera and Valentin Rivera did, on February 23, 2004, execute and deliver to ABN AMRO Mortgage Group, Inc., its successors and assigns, a certain Promissory Note in the principal sum of \$177,500.00, and secured by a mortgage dated February 23, 2004, recorded March 16, 2004 as Document Number 0407629139, Cook County, Illinois records, covering the real estate located at 2416 North Keller Avenue, Chicago, IL 60639, and more particularly described as follows, to wit:

All that certain parcel of land situate in the County of Cook, State of Illinois, described as follows:

Lot 16 in Block 8 in Kenney and Penberthy's addition to Pennock, being a subdivision in the Southwest Quarter of the Southeast Quarter of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel No. 13-27-419-027-0000

That Vicente Rivera and Valentin Rivera have defaulted in the payments due on said Note; are unable to meet the obligations of said Note and Mortgage according to the terms thereof; and that the principal balance due is \$170,664.86.

That Vicente Rivera and Valentin Rivera, ("Grantors") made, executed and delivered a certain Deed to the above described property to Federal Home Loan Mortgage Corporation ("Grantee"), which Deed shall be held in escrow by the Grantee, pending an examination of the title to said property and final approval of the proposed conveyance by the Grantee. In the event the Grantee shall give written notice to the Grantors of its approval of the proposed conveyance and acceptance of title to the property, the aforesaid Deed shall be released from escrow, and shall, as of the date of said notice, constitute an absolute conveyance of the Grantors' rights of possession, rentals and equity of redemption in and to said premises with full release of all of the Grantors' rights, title and interest of every character in and to said property. In the event the Grantee in its sole discretion declines to accept title, the aforesaid Deed shall be released from escrow and returned to the Grantors and the Grantee shall have the right to institute or pursue any foreclosure proceeding or other remedy to which it is entitled under law.

That the value of said real estate is not in excess of the amount of said indebtedness outstanding, and in consideration of the premises hereof and in consideration of such conveyance, upon acceptance thereof by the Grantee, the Grantors shall receive a full and complete release of personal liability on said Note, together with a cancellation of the Mortgage and the delivery to affiants of the Note secured by said Mortgage duly cancelled.

Said Deed was given voluntarily into escrow by the Grantors, in good faith on the part of  
14-019191\_JNT3 F16

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Grantors and Grantee, without any fraud, misrepresentations, duress, or undue influence whatsoever or any misunderstanding, on the part of Grantors or Grantee and was not given as a preference against any other creditors of said Grantors.

Grantors further agree to vacate the premises and to the same leaving the property in a broom swept condition. Broom swept generally means that the floors are swept and free of debris. All trash, whether bagged or not, must be disposed of. All personal belongings must be removed from the property.

This affidavit has been made for the protection and benefit of the aforesaid Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described herein, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned. This affidavit is for the purpose of a deed-in-lieu of foreclosure, and ABN AMRO Mortgage Group, Inc. is the primary lender.

Executed this 29 day of July, 2014

Vicente Rivera  
Vicente Rivera

STATE OF IL )  
COUNTY OF Cook ) SS

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My Commission Expires

Helen F. Mitchell-Carter  
Notary Public





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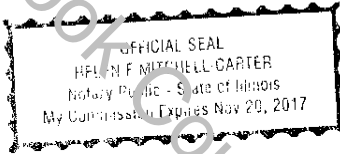
[Signature]  
Valentin Rivera

STATE OF IL)  
COUNTY OF COOK) SS

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My Commission/Expires

[Signature]  
Notary Public



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