



Doc#: 1430229065 Fee: \$80.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2014 12:39 PM Pg: 1 of 7

WARRANTY DEED
(IN LIEU OF FORECLOSURE)

KNOWN BY ALL THESE PRESENTS, that Johanne Jeanty, Married, whose address is 61 Corinth Drive, Tinley Park, IL 60477, ("GRANTORS"), in consideration of the sum of ONE AND 00/100 dollars (\$1.00), and other good and valuable consideration paid by HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D, whose address is 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409 ("GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the agreement of Grantee to not enforce against Grantor, as a personal obligation, that certain Promissory Note (herein the "Note"), dated August 29, 2005, in the original principal amount of \$184,800.00 executed and delivered by Grantor to Mortgage Electronic Registration Systems, Inc. as nominee for Fremont & Investment & Loan hereby grants, bargain, sells and conveys unto HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D, and that certain Promissory Note (herein the "Note"), dated August 29, 2005, in the original principal amount of \$46,200.00 executed and delivered by Grantor to Mortgage Electronic Registration Systems, Inc. as nominee for Fremont & Investment & Loan hereby grants, bargain, sells and conveys unto HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D all of the real property located in the City of Tinley Park, Cook County, Illinois, and further described as:

THAT PART OF LOT 4 IN ODYSSEY CLUB PHASE 2, A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 17 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 56 MINUTES 40 SECONDS, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 52.98 FEET TO THE NORTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS, ALONG SAID CENTER LINE, 158.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4 THAT IS 52.94 FEET WEST OF AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THE SOUTHEAST CORNER OF SAID LOT 4 AND THERE TERMINATING, ALL IN COOK COUNTY, ILLINOIS.

Tax ID: 31-07-204-010-0000 Common Address: 61 Corinth Drive, Tinley Park, IL 60477

Together with all the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights of way; and together with all buildings, fixtures and other improvements located on the Land (herein called "Improvements"); together with all personal property situated in, on or about the Land and any Improvements; (herein called the "Personalty") (the Land, Rights and Appurtenances, Improvements and Personalty being hereinafter referred to as the "Property"); subject to existing building and use restrictions, easements and zoning ordinances, if any.

TO HAVE AND TO HOLD the Property, together with any other rights and appurtenances thereto in any way belonging unto Grantee, its successors and assigns FOREVER; and Grantor does hereby bind himself and his heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND the Property, subject to said Exceptions as aforesaid, unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

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A. The Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure of that mortgage granted by Johanne Jeanty, Married to Mortgage Electronic Registration Systems, Inc. as nominee for Fremont & Investment & Loan dated August 29, 2005 and recorded on September 26, 2005 by Document Number: 0526945069, and of that mortgage granted by Johanne Jeanty, Married to Mortgage Electronic Registration Systems, Inc. as nominee for Fremont & Investment & Loan dated August 29, 2005 and recorded on September 26, 2005 by Document Number: 0526945070 Cook County Records, and that same shall be interpreted and construed as an absolute conveyance to Grantee of all right, title and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto. No merger of the mortgage and the fees intended at this time.

B. The Estoppel Affidavit attached hereto as Exhibit B is made a part hereof and incorporated herein by this reference.

Johanne Jeanty
Johanne Jeanty
Paul Jeanty witness

State of Illinois
County of Cook

This Warranty Deed was acknowledged before me on the 15th day of August, 2014, by Johanne Jeanty, Married as his/her/their free act and deed.



Patricia Damore
Notary Public

My Commission Expires: 2-8-18

Drafted by and when recorded return to:
Randall S. Miller & Associates, LLC
120 North LaSalle Street, Suite 1140
Chicago, IL 60602
(312) 239-3432
File No. 13IL00395-1

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D, by Ocwen Loan Servicing LLC as Ocwen Loan Servicing LLC and Attorney in Fact, 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

****TAX EXEMPT PURSUANT TO PARAGRAPH L, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT.****

I hereby declare that the attached deed represents a transaction EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 10/6/14

[Signature]
Signature of Buyer, Seller or Representative

RECEIVED IN BAD CONDITION

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ESTOPPEL AFFIDAVIT EXHIBIT B

STATE OF ILLINOIS
COUNTY OF COOK

Johanne Jeanty, Married, (hereinafter referred to as "borrower(s)"), being first duly sworn, depose and say:

That they are authorized to make this Affidavit and have personal knowledge of all facts sworn to in this Affidavit and are the identical parties who made, executed and delivered a certain Warranty Deed to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D, its successors and assigns, dated the same date as this affidavit, conveying the following described property located in the City of Tinley Park, Cook County, Illinois, described as:

THAT PART OF LOT 4 IN ODYSSEY CLUB PHASE 2, A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 56 MINUTES 40 SECONDS, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 52.98 FEET TO THE NORTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS, ALONG SAID CENTER LINE, 158.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4 THAT IS 52.94 FEET WEST OF AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THE SOUTHEAST CORNER OF SAID LOT 4 AND THERE TERMINATING, ALL IN COOK COUNTY, ILLINOIS.

Tax ID # 31-07-204-010-0000 Commonly known as: 61 Corinth Drive, Tinley Park, IL 60477

That this Affidavit is made to induce Lender to enter and close under the terms of the Agreement, and that they recognize that Lender will rely on this Affidavit and if it were not for the truth and accuracy of the statements and agreements set forth herein, Lender would not close the transactions contemplated by the Agreement, including, without limitation, the acceptance of the Warranty Deed pursuant thereto.

That the property described above is undamaged by fire, flood, earthquake, tornado or waste. Johanne Jeanty, Married also certify that at the time of execution of this Affidavit they are of full age and that the Warranty Deed is an absolute conveyance of title to the premises in effect as well as in form, conveying and releasing to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D all rights of Johanne Jeanty, Married including homestead and redemption, and was not intended as a mortgage, trust, or conveyance of security of any kind; and that possession of the premises has been or will be voluntarily surrendered to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D.

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That the Warranty Deed was executed and delivered by Johanne Jeanty, Married as their free and voluntary act; at the time of making the Warranty Deed Johanne Jeanty, Married, felt and still feel, that the mortgage indebtedness represents the fair value of the property conveyed, that the Warranty Deed was not given as a preference against any other creditors, that Johanne Jeanty, Married is/are solvent and will remain solvent after the conveyance of the Warranty Deed, and that they have no other creditors whose rights would be prejudiced by such conveyance.

That no Agreement or contract for conveyance or other deed of conveyance or written lease or other writing whatsoever are in existence adversely affecting the title to the premises and that the sole consideration for the Warranty Deed was and is the full satisfaction of all debts, obligations, costs and charges heretofore existing under and by virtue of a certain mortgage granted by Johanne Jeanty, Married to Mortgage Electronic Registration Systems, Inc. as nominee for Fremont & Investment & Loan dated August 29, 2005, in default on property described in the deed.

That Johanne Jeanty, Married is/are the true and lawful owner(s) of the property and that up to this date no contracts for the furnishing of labor or materials on the property or upon any building on the land have been made which has not been fully completed and paid for, nor have any materials which have not been fully paid for been furnished for use upon the land or any building, and that no contract of any kind has been made nor anything done, suffered or permitted in relation to the land or any building or improvement, in consequence of which any lien may be claimed or enforced against the land under the Mechanic's Lien or Construction Lien laws of Illinois.

That it has been explained to Johanne Jeanty, Married and they understand that if HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D declines to accept delivery of the Warranty Deed or approve title, the unrecorded Warranty Deed may be returned to Johanne Jeanty, Married or, if the Warranty Deed has already been recorded, the property may be reconveyed to Johanne Jeanty, Married by Quit Claim Deed. In the event that the premises are reconveyed to Johanne Jeanty, Married agree that the mortgage shall continue as a lien against the property until such time as the indebtedness is paid and satisfied in full. The Warranty Deed was executed and delivered with the expressed understanding that it does not operate, even though placed on record, to effect the merger of interests so as to extinguish the mortgage lien (and that its receipt by HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D does not constitute legal delivery and shall be of no binding force or effect whatsoever) until such time as HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D consents to the acceptance and approval of title. The receipt or return of the Warranty Deed shall in no way restrict the right of HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D, or the right of its successors in interest, to foreclose the mortgage if foreclosure is deemed desirable.

That this Affidavit is made for the protection and benefit of HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D, and all other parties dealing with or who may acquire any interest in the property described in the Warranty Deed, is given to induce the acceptance of a voluntary conveyance, and shall bind the respective heirs, personal representatives, administrators and assigns of

RECORDED
INDEXED
2005 SEP 14 10:00 AM
CLERK OF COURTS
JANUARY 11 2006

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Johanne Jeanty, Married .

Patricia Damore witness
Johanne Jeanty

 Johanne Jeanty

On Johanne Jeanty before me, personally appeared Johanne Jeanty, Married, who 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Patricia Damore

 , Notary Public

Drafted by and when recorded return to:
 Randall S. Miller & Associates, LLC
 120 North LaSalle Street, Suite 1140
 Chicago, IL 60602
 File No. 13IL00395-1

RECORDED & INDEXED

PROPOSED OF COOK COUNTY CLERK'S OFFICE

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ASSIGNMENT OF HAZARD INSURANCE POLICY

Johanne Jeanty, Married assign all of their right, title, and interest in a policy of Hazard (Homeowners) Insurance covering real property commonly known as 61 Corinth Drive, Tinley Park, IL 60477 to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D.

Company Name: Allstate

Policy No. _____

Johanne Jeanty
Johanne Jeanty

ASSIGNMENT OF ESCROW FUNDS

Johanne Jeanty, Married assign all of their right, title, and interest in any escrow funds held by HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D.

Johanne Jeanty
Johanne Jeanty

ASSIGNMENT OF TITLE POLICY

Johanne Jeanty, Married assign all of their right, title, and interest in any policy of title insurance covering real property commonly known as 61 Corinth Drive, Tinley Park, IL 60477, to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D.

Policy No. _____
Allstate
Company

Johanne Jeanty
Johanne Jeanty

1430229065

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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 title to real estate under the laws of the State of Illinois.

Dated 8-15-1, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Johanne Leary
This 15 day of August, 2014
Notary Public Patricia Damore

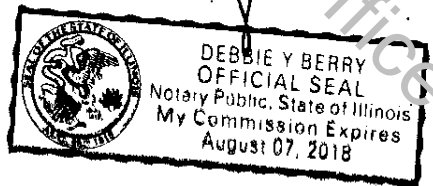


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 8-15, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Jack Zaharopoulos
This 6 day of October, 2014
Notary Public [Handwritten Signature]



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.)