

# UNOFFICIAL COPY



Doc#: 1434544063 Fee: \$76.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/11/2014 02:17 PM Pg: 1 of 6

## WARRANTY DEED IN LIEU OF FORECLOSURE

The GRANTOR(S), Jaimin Patel and Kevin Patel, as joint tenants, whose address is 13 Windgate Court, Streamwood, IL 60107, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between GRANTOR(S) and the Grantee, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, and the release of GRANTOR(S), to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on December 28, 2007 in the principal sum of \$235,000.00 that certain Mortgage securing said Note bearing even date thereof and recorded on January 9, 2008 as Document No. 0800911080 in the County of Cook, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Cook, State of Illinois, to wit:

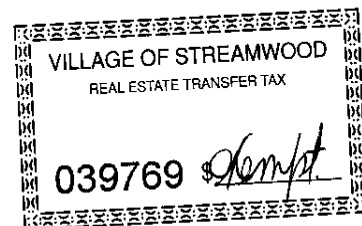
### LEGAL DESCRIPTION:

LOT 18 IN THE RESUBDIVISION OF LOT 4, 5, AND 6, IN LADD'S GARDEN QUARTER STREAMWOOD IN SECTION 13, TOWNSHIP 41, NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1977 AS DOCUMENT NUMBER 23898163, IN COOK COUNTY, ILLINOIS.

### PROPERTY ADDRESS:

13 WINDGATE COURT, STREAMWOOD, IL 60107

P.I.N.: 06-13-313-019-0000 VOL. 060



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This Mortgage Release is an absolute conveyance and grant of all of GRANTOR(S)' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, GRANTOR(S) having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

GRANTOR(S) further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of GRANTOR(S)' selection; (b) that there are no agreements, oral or written, other than this Mortgage Release and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property except for a lease agreement and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for GRANTOR(S) waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

The execution and delivery of this Mortgage Release is and shall be construed as Grantee's release of GRANTOR(S) from any personal liability to the extent and as provided in the Settlement Agreement. This Mortgage Release maybe executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, GRANTOR(S) has executed this Mortgage Release as of the 25<sup>th</sup> day of November, 2014.

GRANTOR(S):

JAIMIN PATEL  
JAIMIN PATEL

GRANTOR(S):

KEVIN PATEL  
KEVIN PATEL

**This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (L)**

12/10/14  
Randy

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STATE OF ILLINOIS )

COUNTY OF COOK )

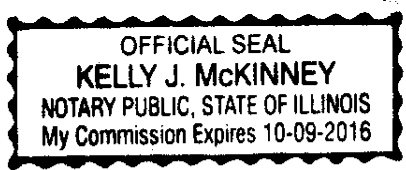
On this 25 day of November, 2014, before me personally appeared Jaimin Patel and ~~Kevin Patch~~ as joint tenants, to me known to be the persons that executed the within Mortgage Release and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of November 20 14.

*Kelly J. McKinney*  
Notary Public

My Commissions Expires: 10/9/16

Tax Statements for the real property described in this instrument should be sent to:



Federal National Mortgage Association  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

This document was drafted by  
And is to be returned to:  
Kenneth J. Johnson  
Johnson, Blumberg & Associates, LLC  
230 West Monroe Street; Suite 1125  
Chicago, IL 60606

Property of Cook County Clerk's Office

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JAIMIN PATEL

GRANTOR(S):

KEVIN PATEL

**This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (L)**

12/10/14  
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STATE OF Pennsylvania

COUNTY OF MONTGOMERY

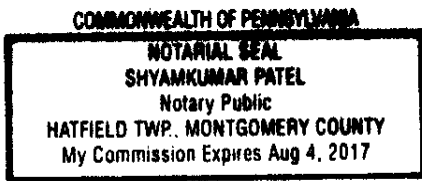
On this 25<sup>th</sup> day of Nov, 20 14, before me personally appeared Jaimin Patel and Kevin Patel, as joint tenants, to me known to be the persons that executed the within Mortgage Release and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25<sup>th</sup> day of NOVEMBER, 20 14.

Shyam Patel  
Notary Public

My Commissions Expires: August 4<sup>th</sup> 2017.

Tax Statements for the real property described in this instrument should be sent to:



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Dallas, TX 75254

This document was drafted by  
And is to be returned to:  
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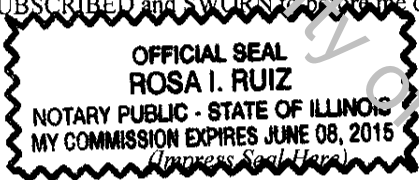
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## STATEMENT BY GRANTOR AND GRANTEE

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: 12-10-14 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[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: 12-10-14 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.]