

# UNOFFICIAL COPY



14356160870

Doc#: 1435616087 Fee: \$46.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 12/22/2014 03:49 PM Pg: 1 of 5

## WARRANTY DEED IN LIEU OF FORECLOSURE

The GRANTOR(S), Kimberly A. Holmes and Cecil B. Holmes, as joint tenants, whose address is 1423 William Street, Flossmoor, IL 60422, 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, **GREEN TREE SERVICING, LLC** whose address is 1400 TURBINE DRIVE, SUITE 200, RAPID CITY, SD 57709, 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 March 28, 2006, in the principal sum of \$199,400.00 that certain Mortgage securing said Note bearing even date thereof and recorded on April 4, 2006 as Document No. 0609408062 in the Cook County, 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:

#### **PARCEL 1:**

THAT PART OF LOT 5 IN CHESTNUT HILL UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED OCTOBER 4, 1991 AS DOCUMENT NUMBER LR4001008, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE EAST LOT LINE OF SAID LOT 5, A DISTANCE OF 148.66 FEET TO A POINT CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY EXTENSION THEREOF, BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 46 SECONDS WEST ON THE CENTERLINE OF SAID EXISTING WALL ITS EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 108.81 FEET TO A POINT 15.00 FEET EASTERLY OF THE WEST LOT LINE OF SAID LOT 5, AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 00 DEGREES 16 MINUTES 11 SECONDS WEST, ON A LINE 15.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL WITH THE WEST LOT LINE OF SAID 5, A DISTANCE OF 26.98 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING WALL AN ITS WESTERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 44 MINUTES 46 SECONDS EAST, ON THE CENTERLINE OF SAID EXISTING WALL AND ITS WESTERLY AND EASTERLY EXTENSIONS THEREOF, A DISTANCE OF 108.93 FEET TO A POINT ON THE EAST LOT LINE OF SAID LOT 5; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE EAST LOT LINE OF SAID LOT 5, A DISTANCE OF 26.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 1, FILED OCTOBER 1, 1975 AS DOCUMENT LR2832429, AND AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 2, FILED MAY 16, 1980 AS DOCUMENT LR3161201 AND AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 3 FILED OCTOBER 4, 1991 AS DOCUMENT LR4001008 AND AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CHESTNUT HILL HOMEOWNERS' ASSOCIATION FILED FEBRUARY 17, 1989 AS DOCUMENT LR3774311, AND AS AMENDED AND AS CREATED BY DEED MADE BY FIRST NATIONAL BANK OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 3847 TO CHESTNUT HILL ASSOCIATION, INC., AND RECORDED OCTOBER 18, 1993 AS DOCUMENT 93834520, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS:**

1423 WILLIAM STREET, FLOSSMOOR, IL 60422

P.I.N.: 31-11-221-045-0000 VOL.178

Office of Cook County Clerk's Office

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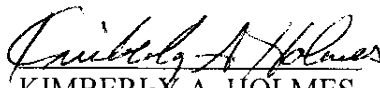
This Warranty Deed is an absolute conveyance and grant of all of GRANTOR(S)' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, GRANTOR(S) having 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 Warranty Deed 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 Warranty Deed 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 Warranty Deed may be 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 Warranty Deed as of the 29 day of OCTOBER 2014.

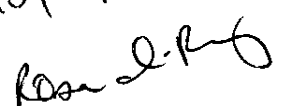
GRANTOR(S):

  
KIMBERLY A. HOLMES

GRANTOR(S):

  
CECIL B. HOLMES

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

12/19/14  


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STATE OF Virginia )

COUNTY OF Frederick )

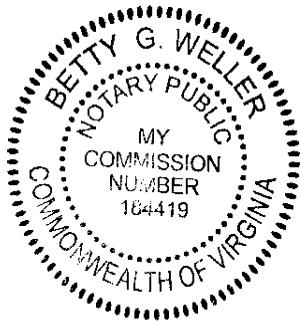
On this 29th day of October, 2014, before me personally appeared Kimberly A. Holmes and Cecil B. Holmes, as joint tenants to me known to be the individuals that executed the within Warranty Deed and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of October, 2014.

Betty Weller  
Notary Public

My Commissions Expires: 10-31-18

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



**GREEN TREE SERVICING, LLC.  
1400 TURBINE DRIVE, SUITE 200  
RAPID CITY, SD 57709**

**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

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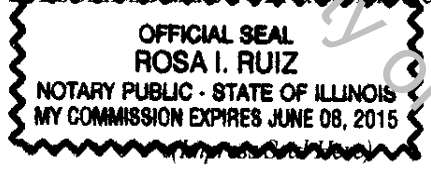
## STATEMENT BY GRANTOR AND GRANTEE

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: 12/19/14

Signature: Rosa I. Ruiz  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



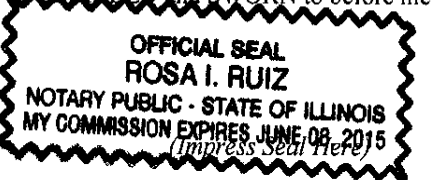
Rosa I. Ruiz  
Notary Public

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: 12/19/14

Signature: Rosa I. Ruiz  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Rosa I. Ruiz  
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.]