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113 - 2014-05194-PT

This Instrument Prepared by:

Law Offices of Stuart M. Kessler, P.C.
3255 N. Arlington Heights Road, Suite 505
Arlington Heights, IL 60004



Doc#: 1509049004 Fee: \$50.00

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

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/31/2015 08:57 AM Pg: 1 of 7

Return to:

Law Offices of Stuart M. Kessler, P.C.
3255 N. Arlington Heights Road, Suite 505
Arlington Heights, IL 60004

Mail tax statements to:

Reverse Mortgage Solutions, Inc.
2727 Spring Creek Drive
Spring, TX 77373

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Nancy Quattrochi and Wilfred Swanson, Jr., Sole Heirs and Legatees of Shirley W. Swanson, deceased, hereinafter called Grantor, for \$10.00 and the consideration hereinafter stated, so hereby grant, bargain, sell and convey unto Reverse Mortgage Solutions, Inc, 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 County of COOK, State of Illinois, described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1325 MANDEL AVE WESTCHESTER, IL 60154

PIN# 15-20-110-036-0000

To have and to hold the same unto the said 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 affect a merger of the fee ownership and the lien of the mortgage described below. The fee and the 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 foreclose 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

PREMIER TITLE

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event that Grantors attempt to have this deed set aside or this deed is determined to transfer less than fee simple title to Grantee.

Grantors do hereby assign and transfer to Grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantors are not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of Grantee, its agent, attorney or any other person. Grantors declare that this conveyance is freely and fairly made.

The true and actual consideration for this transfer consists of Grantee's waiver of its right to bring an action against based on the promissory note secured by the mortgage hereinafter described and agreement not to name the Grantors as a party to a foreclosure action stated above with respect to that certain mortgage signed on August 25, 2008, by Grantor in favor of World Alliance Financial Corp., bearing date 8/25/2008, recorded 10/17/2008, in Official Records Instrument #0829140108, subsequently assigned to Reverse Mortgage Solutions, Inc by instrument recorded 08/23/2010 as document 1023504064, in the Official Public Records of the Recorder of Deeds of Cook County, Illinois. Grantor and Grantee recognize that the mortgage involved herein is a reverse mortgage and that Grantor's liability is limited to the value of her interest in the subject premises which is being conveyed herein.

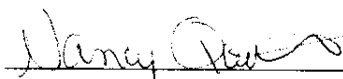
In constructing this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

This Deed is an absolute conveyance of title in consideration for the cancellation of the personal liability of the debtor pursuant to that mortgage recorded at Book/Instrument #0829140108 and #1023504064. It is the intention of the parties that there shall not be a merger of the fee with the lien so that the lien is preserved in favor of the mortgagee.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26 day of Feb, 2015.

Signed, sealed and delivered in our presence:


Witness - Signature
Milena Santiago
Witness - Printed Name


Nancy Quattrochi

Wilfred Swanson, Jr.

Exempt under provision of Paragraph (1), Section 31-45, Real Estate Transfer Tax Act.


Seller's Representative 2/26/15

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
AL 3-26-15

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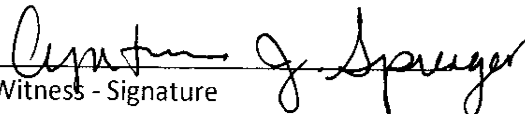
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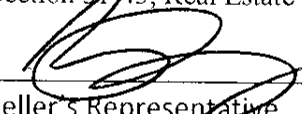

-Witness - Signature

~~Nancy Quattrochi~~

Cynthia Sparger
-Witness - Printed Name


Wilfred Swanson, Jr.

Exempt under provision of Paragraph (l),
Section 31-45, Real Estate Transfer Tax Act.


2/26/15
Seller's Representative

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STATE OF IL

COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 26 day of Feb, 2015, by Nancy Quattrochi and ~~Wilfred Swanson, Jr.~~, who is personally known to me or who has produced DL, as identification, and who has signed this instrument willingly.

[Signature]

Notary Public

My commission expires:

5.4.17



Property of Cook County Clerk's Office

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STATE OF Florida

COUNTY OF Lee

The foregoing instrument was hereby acknowledged before me this 26th day of Feb., 2015, by ~~Nancy Quattrochi~~ and Wilfred Swanson, Jr., who is personally known to me or who has produced Known, as identification, and who has signed this instrument willingly.

Cynthia J. Sprenger

Notary Public

My commission expires:



CYNTHIA J. SPRENGER
MY COMMISSION # FF 122505
EXPIRES: July 11, 2018
Bonded Thru Budget Notary Services

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT "A"

File No.: 2014-05194-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

LOT 94 IN MIDLAND DEVELOPMENT CO'S HIGH RIDGE PARK, A RESUBDIVISION OF LOTS 312 TO 337, LOTS 396 TO 447, LOTS 506 TO 557 AND LOTS 616 TO 641 INCLUSIVE IN WILLIAM ZELOSKY'S HIGH RIDGE PARK IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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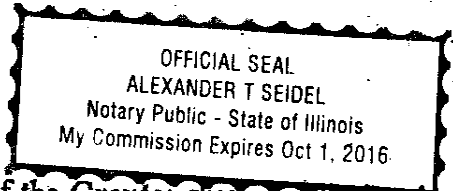
STATEMENT BY GRANTOR AND GRANTEE

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 2/26, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said AGENT
This 26th day of Feb., 2015.
Notary Public [Signature]

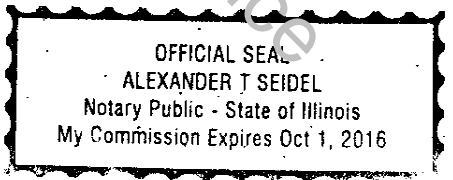


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/26, 2015

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said AGENT
This 26th day of Feb., 2015.
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.)