



Doc#: 1517729092 Fee: \$68.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 06/26/2015 03:38 PM Pg: 1 of 4

WARRANTY DEED IN LIEU OF FORECLOSURE

The GRANTOR(S), Ronald D. Hughes and Kathleen M. Hughes, husband and wife as joint tenants, whose address is 3851 W. 80th Street, Chicago, IL 60652, 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 August 16, 2006, in the principal sum of \$193,500.00 that certain Mortgage securing said Note bearing even date thereof and recorded on August 29, 2006 as Document No. 062-126043 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:

LOT 20 (EXCEPT THE EAST 17 FEET THEREOF) ALL OF LOT 21 AND THE EAST 2 FEET OF LOT 22 IN BLOCK 1 IN NELSON'S MARQUETTE PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

3851 W. 80TH STREET, CHICAGO, IL 60652

P.I.N.: 19-35-106-067-0000 VOL. 409

City of Chicago
Dept. of Finance
690260



Real Estate
Transfer
Stamp

\$0.00

6/25/2015 16:28

dr00764

Batch 10,103,355

CCRD REVIEWER

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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 9 day of FEBRUARY, 2015.

GRANTOR(S):


 Ronald D. Hughes
 W. (RA)

GRANTOR(S):


 Kathleen M. Hughes

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

6/25/15
 Ronald M. Hughes

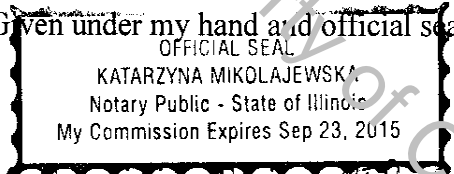
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STATE OF ILLINOIS)

COUNTY OF COOK)

On this 9th day of FEBRUARY, 2015, before me personally appeared Ronald D. Hughes and Kathleen M. Hughes, husband and wife 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 9th day of FEBRUARY, 2015.



Katarzyna Mikolajewska
Notary Public

My Commissions Expires: SEP 23, 2015

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: 6/25/15

Signature: *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



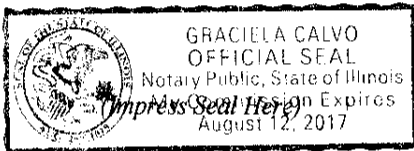
Graciela Calvo
Notary Public

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: 6/25/15

Signature: *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Graciela Calvo
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.]