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Name & Address of Preparer:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045



Doc#: 1519017018 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2015 09:12 AM Pg: 1 of 5

Return and mail tax statements to:
Vantage Point Title, Inc.
Attn: Default Services
25400 US 19 North, Suite 135
Clearwater, FL 33763
File No. C-TC 193741

Amount Still Owning: \$84,978.44
Consideration Amount: \$10.00

Tax ID No.: 25-29-400-026-0000

DEED IN LIEU OF FORECLOSURE

Tax Exempt pursuant to 35 ILCS 200/31-45(b)

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 22nd day of MAY, 2015.

THIS INDENTURE made and entered into on this 22nd day of MAY, 2015, by and between **Arthur Colyette**, single, of 636 LARKSPUR LN Matteson, IL 60443, hereinafter referred to as Grantor(s) and **Federal National Mortgage Association** 14221 Dallas Pkwy, Dallas, TX 75254 hereinafter referred to as Grantee(s).

Witnesseth, That consideration for this Deed is the release of liability owed by Grantor under the terms of the Promissory Note dated September 16, 2011 executed by Grantor in favor of JPMorgan Chase Bank, N.A., and subsequently assigned to Grantee, to secure against the Property by Mortgage and to avoid foreclosure, and fees and costs associated with foreclosure. Grantor does hereby grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs and assigns all that certain land more fully described on the attached Exhibit "A":

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Being all of the same Property conveyed to Arthur Colyette by virtue of a Quit Claim Deed dated June 8, 1988 from Sonda O. Colyette, divorced and recorded June 8, 1988 among the Official Property Records of Cook County, Illinois as Instrument 88249640.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

S Y
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E Y
INT 99

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Subject to that certain Mortgage/Deed of Trust from Arthur Colyette, an unmarried man (borrower) dated 9/16/2011 and filed on 9/21/2011 as Instrument 1126408054, of the official property records of Cook County, Illinois in the amount of \$101,200.00 and in favor of JPMorgan Chase Bank, N.A. (Lender).

The parties to this agreement specifically intend that this conveyance shall not constitute a merger of the interest of Lender under the mortgage/deed of trust with the fee title conveyed to the lender. It is the intention of the parties that the property shall remain subject to the liens of the mortgage/deed of trust as well as any other security interests in other collateral that lender holds or may hold. The loan documents shall be and remain at all times valid and continuous liens on the property and other collateral subject only to lender's written and recorded releases as lender may, in its sole discretion, subsequently execute.

This deed is an absolute conveyance, the grantor(s) having sold said land to the grantee(s) for a fair and adequate consideration. Grantor(s) declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor(s) and grantee(s) with respect to said land.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Assessor's parcel No. 25-29-400-026-0000

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hands and seals on this 22nd day of May, 20 15.

Arthur Colyette
Arthur Colyette

OFFICIAL SEAL
VARINE HAMPTON
Notary Public - State of Illinois
My Commission Expires Nov 20, 2016

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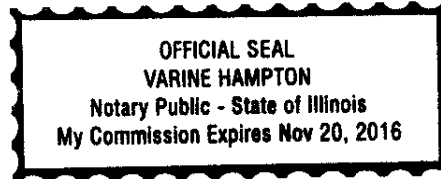
STATE OF IL
 COUNTY OF COOK

This instrument was acknowledged before me on 5-22-2015 by Arthur Colyette.

Given under my hand and notarial seal, this 22nd day of May, 2015

Varine Hampton
 Notary Public

My commission expires 11/20/2016
 MUNICIPAL TRANSFER STAMP (If Required) Cook
 COUNTY/ILLINOIS TRANSFER STAMP
 Real Estate Transfer Tax



EXEMPT

EXEMPT under provisions of Paragraph (1) Section 31-45, Property Tax Code.

Date: 6/12/2015

Krissy Kuehn 6/12/15
 Buyer, Seller or Representative Date

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EXHIBIT "A"

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 40 in Block 4 in W. F. Kaiser and Company's Fairland Subdivision of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 12310 South May Street, Calumet Park, IL 60827

Tax ID: 25-29-400-026-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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.

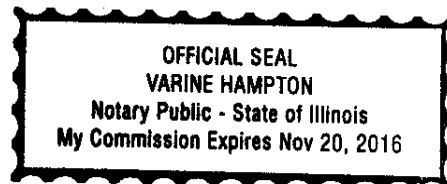
Dated May 22nd, 2015

Signature: Arthur Collette
Grantor, or Agent

Subscribed and sworn to before me

By the said Arthur Collette
This 22nd, day of MAY, 2015

Varine Hampton
Notary Public
My commission expires: 11/20/2016



The Grantee or her/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

Dated June 12, 2015

Signature: Kraig Kircho
Grantee, or Agent

Subscribed and sworn to before me

By the said Kraig Kircho
This 12, day of June, 2015

Ashlee Berry
Notary Public Ashlee Berry
My commission expires: 5-9-17



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.)