

# UNOFFICIAL COPY



Doc#: 1533644058 Fee: \$50.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/02/2015 03:32 PM Pg: 1 of 7

This Instrument was reviewed/prepared by:  
LARRY A. WHITNEY, Attorney at Law  
231 NORTH ALDINE AVE  
PARK RIDGE, IL 60065

## DEED IN LIEU OF FORECLOSURE

Dated: October 19, 2015

KNOWN ALL MEN BY THESE PRESENTS, that **JESSE D. CAMPBELL AND NICOLE NOCERA, HUSBAND AND WIFE**, hereinafter called Grantor, for **\$438,482.05** and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8**, whose mailing address is ONE HOME CAMPUS, MAC F2303-03R, DES MOINES, IA 50328, hereinafter called Grantee, and unto Grantee's successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances hereto belonging or in any way appertaining, situated in COOK County, State of Illinois, described as follows:

### PARCEL 1:

**UNIT 501, G-57 AND G-58, IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FEET THEREOF AND ALSO EXCEPT THE EAST 8 FEET OF THE WEST 22.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND OF LOTS 1, 2 AND 3 IN BLOCK 1 BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623739044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

COMMONLY KNOWN AS: 3946 NORTH RAVENSWOOD AVENUE, UNIT 501, CHICAGO, IL 60613

ASSESSOR'S PARCEL NUMBER: 14-19-201-036-1017

BEING THE SAME PROPERTY CONVEYED TO JESSE D. CAMPBELL AND NICOLE NOCERA BY DEED FROM 1801 W. IRVING, LLC DATED AUGUST 30, 2006 AND RECORDED SEPTEMBER 6, 2006 AS DOCUMENT NO. 0624941173.

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To have and to hold the same unto the said Grantee and 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 effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct. By acceptance and recording of this deed, Grantee covenants and agrees that it shall forever forebear 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 foreclosure 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 event that Grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to Grantee.

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

Grantor is 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. Grantor declares that this conveyance is freely and fairly made. **See Estoppel Affidavit attached as Exhibit "A"**.


The true and actual consideration for this transfer consists of Grantee's waiver of its right to bring an action against Grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the Grantor as a party to a foreclosure action stated above with respect to that certain mortgage dated **04/19/2007** by **JESSE D. CAMPBELL AND NICOLE NOCELA, HUSBAND AND WIFE**, in favor of **WELLS FARGO BANK, N.A.**, and recorded as Document No. **0712305148**, on **05/03/2007**, among the real property records of **COOK County, IL**.

Said mortgage was assigned from Wells Fargo Bank, N.A. to USBC Bank USA, National Association as trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-8 with assignment dated **05/28/2014** and recorded **06/04/2014** as Document No. **141554209**.

In construction of 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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

City of Chicago  
 Dept. of Finance  
**698156**  
 12/2/2015 13:49  
 55077



Real Estate  
 Transfer  
 Stamp  
**\$0.00**  
 Batch 10,892,764



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## Exhibit "A" ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

**JESSE D. CAMPBELL AND NICOLE NOCERA, HUSBAND AND WIFE**, being first duly sworn, depose and says: That he/she/they are the identical party(ies) who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8**, dated the 19<sup>th</sup> day of October, 2015, conveying the following described property, to-wit:

**PARCEL 1:**

**UNIT 501, G-57 AND G-58 IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FEET THEREOF AND ALSO EXCEPT THE EAST 8 FEET OF THE WEST 22.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND OF LOTS 1, 2 AND 3 IN BLOCK 1 BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623739044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

COMMONLY KNOWN AS: 3946 NORTH RAVENSWOOD AVENUE, UNIT 501, CHICAGO, IL 60613

ASSESSOR'S PARCEL NUMBER: 14-19-201-036-1017

BEING THE SAME PROPERTY CONVEYED TO JESSE D. CAMPBELL AND NICOLE NOCERA BY DEED FROM 1801 W. IRVING, LLC DATED AUGUST 30, 2006 AND RECORDED SEPTEMBER 6, 2006 AS DOCUMENT NO. 0624941173.

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as Grantors in said deed to convey, and by said deed these affiants did convey to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

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That aforesaid deed was not given as a preference against any other creditor or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8, who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed. That the consideration for said deed was and is payment to affiants of the sum of \$438,482.05 by HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8'S, agreement to forebear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action.

The mortgage referred to herein was executed by JESSE D. CAMPBELL AND NICOLE NOCERA, HUSBAND AND WIFE to WELLS FARGO BANK, N.A., dated **04/19/2007** and recorded as Document No. **0712305148**, on **05/03/2007**, among the real property records of COOK County, State of Illinois.

Said mortgage was assigned from Wells Fargo Bank, N.A. to HSBC Bank USA, National Association as trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-8 with assignment dated **05/28/2014** and recorded **06/04/2014** as Document No. **1415554209**.

At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more. This affidavit is made for the protection and benefit of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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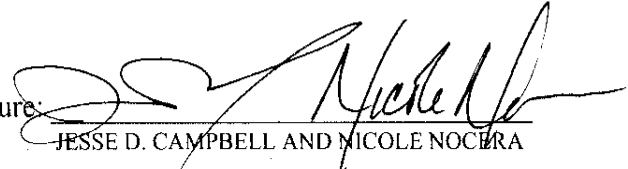


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## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed 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 October 19, 2015

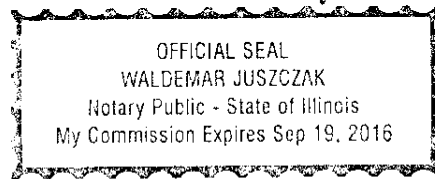
Signature:   
JESSE D. CAMPBELL AND NICOLE NOCERA

Subscribed and sworn to before me

By the said JESSE D. CAMPBELL NICOLE NOCERA

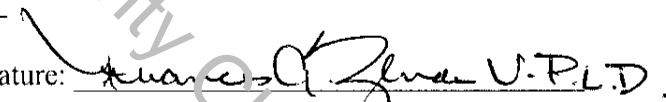
This 19, day of oct., 2015.

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 title to real estate under the laws of the State of Illinois.

Date OCTOBER 30, 2015

Signature:   
Francis Zenor U.P.L.D.

Subscribed and sworn to before me

By the said FRANCIS ZENOR

This 30, day of OCTOBER, 2015.

Notary Public ADAM WALKENHORST



**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.)