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Doc#: 1604215040 Fee: \$72.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2016 01:45 PM Pg: 1 of 5

Return and mail tax statements to:
Ventures Trust 2013-I-H-R
7500 Old Georgetown Rd,
Suite 1300
Bethesda, MD 20814
File No. MCM-469128-DIL

Amount Still Owning: \$437,742.00
Consideration Amount: \$10.00
Tax ID No.: 13-07-208-049-0000

Return to:

Linear Title & Closing
Attn: Recording Department
127 John Clarke Rd.
Middletown, RI 02842

DEED IN LIEU OF FORECLOSURE

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 5th day of Feb, 2016

THIS INDENTURE made and entered into on this 5th day of Feb, 2016, by and between ANTONIO O. MONTEMAYOR, ALSO KNOWN AS ANTONIO MONTEMAYOR, AND CELSIE U. MONTEMAYOR, ALSO KNOWN AS CELSIE MONTEMAYOR, of 6100 N ST. LOUIS AVE. CHICAGO, IL 60659, hereinafter referred to as Grantor(s) and VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE 7500 Old Georgetown Rd, Suite 1300, Bethesda, MD 20814 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 November 1, 2007 executed by Grantor in favor of ABN AMRO MORTGAGE GROUP, INC., 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.

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.

Ruste

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SUBJECT TO THAT CERTAIN MORTGAGE/DEED OF TRUST FROM CELESIE MONTEMAYOR, A MARRIED WOMAN AND ANTONIO MONTEMAYOR, A MARRIED MAN (BORROWER) DATED 11/1/2007 AND FILED ON 11/5/2007 AS INSTRUMENT 0770240117, OF THE OFFICIAL PROPERTY RECORDS OF COOK COUNTY, ILLINOIS IN THE AMOUNT OF \$413,250.00 AND IN FAVOR OF ABN AMRO MORTGAGE GROUP, INC. (LENDER). SAID MORTGAGE/DEED OF TRUST WAS ASSIGNED TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC BY ASSIGNMENT RECORDED 12/02/2010 AS INSTRUMENT 1033608119. AS AFFECTED BY ASSIGNMENT OF MORTGAGE/DEED OF TRUST DATED DECEMBER 31, 2012 RECORDED JANUARY 09, 2013 AS INSTRUMENT NO. 1300922053 WHICH ASSIGNED FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC (ASSIGNOR) TO NATIONSTAR MORTGAGE LLC (ASSIGNEE). AS AFFECTED BY ASSIGNMENT OF MORTGAGE/DEED OF TRUST DATED APRIL 25, 2014 RECORDED MAY 08, 2014 AS INSTRUMENT NO. 1412813029 WHICH ASSIGNED FROM NATIONSTAR MORTGAGE, LLC (ASSIGNOR) TO CITIMORTGAGE INC. (ASSIGNEE). AS AFFECTED BY ASSIGNMENT OF MORTGAGE/DEED OF TRUST DATED FEBRUARY 26, 2015 RECORDED FEBRUARY 27, 2015 AS INSTRUMENT NO. 1505846023 WHICH ASSIGNED FROM CITIMORTGAGE, INC. (ASSIGNOR) TO VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC ITS TRUSTEE (ASSIGNEE).

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.

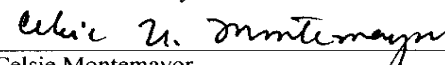
Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Assessor's parcel No. 13-02-208-049-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this

5th day of Feb., 2016.




Antonio Montemayor


Celsie Montemayor

| REAL ESTATE TRANSFER TAX | | 11-Feb-2016 |
|--|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

13-02-208-049-0000 | 20151101643446 | 2-060-323-392

* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 11-Feb-2016 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

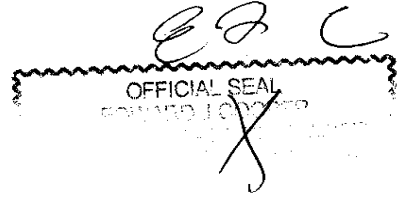
13-02-208-049-0000 | 20151101643446 | 0-396-397-120

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STATE OF Illinois
COUNTY OF Cook

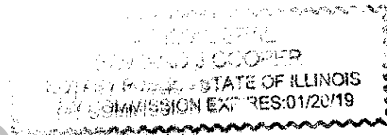
This instrument was acknowledged before me on 2/5/16 by Antonio Montemayor and Celsa Montemayor.

Edward J Cooper
Notary Public



My commission expires 1/20/19
MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

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



EXEMPT under provisions of Paragraph (1) Section 21-45, Property Tax Code.
Date: 2/5/16

David Sheetz 2/5/16
Buyer, Seller or Representative Date

Notary of Cook County Clerk's Office

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK,
CITY OF CHICAGO, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 19 (EXCEPT THE NORTH 2 FEET) IN BLOCK 4 IN OLIVER SALINGER AND
COMPANY'S THIRD KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER
BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID #13-02-208-049-0000

THIS BEING THE SAME PROPERTY CONVEYED TO ANTONIO O. MONTEMAYOR AND
CELSIE U. MONTEMAYOR FROM MATIJA KONOVALOV, A SINGLE PERSON IN A
DEED DATED NOVEMBER 01, 2007 AND RECORDED NOVEMBER 05, 2007 AS
INSTRUMENT NO. 0730940116.

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.

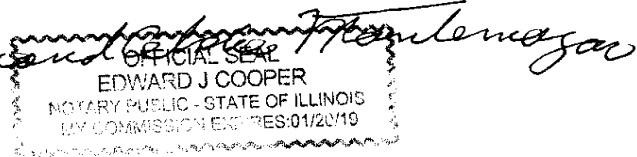
Dated February 5, 2016

Signature: Antonio Montemayor / Delia N. Montemayor
Grantor, or Agent

Subscribed and sworn to before me

By the said Antonio Montemayor and Delia N. Montemayor
This 5, day of Feb, 2016.

Edward J Cooper
Notary Public
My commission expires: 1/29/17



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 February 5, 2016

Signature: Danielle Sheets
Grantee, or Agent

Subscribed and sworn to before me

By the said Danielle Sheets
This 5, day of February, 2016

[Signature]
Notary Public
My commission expires: 12/4/2016



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.)