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Doc#: 1606219045 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2016 11:04 AM Pg: 1 of 7

This Instrument was reviewed/prepared by:
LARRY A. WHITNEY, Attorney at Law
231 NORTH ALDRIDGE AVE
PARK RIDGE, IL 60068

DEED IN LIEU OF FORECLOSURE

Dated: 1-7-16 **BOX 162** 16026-37

KNOWN ALL MEN BY THESE PRESENTS, that **WILLIAMETTA GOODEN, A SINGLE PERSON**, hereinafter called Grantor, for **\$123,013.12** and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR BCAPB LLC TRUST 2007-AB1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AB1**, 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 thereto belonging or in any way appertaining, situated in COOK County, State of Illinois, described as follows:

THE NORTH 10 FEET OF LOT 35 AND LOT 36 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 'E' IN NEW ROSELAND SUBDIVISION NUMBER 2, BEING A SUBDIVISION IN THE EAST HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTH EAST QUARTER (1/4) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 10155079.

COMMONLY KNOWN AS: 12877 SOUTH GREEN STREET, CHICAGO, IL 60643

ASSESSOR'S PARCEL NUMBER: 25-32-213-054-0000

BEING THE SAME PROPERTY CONVEYED TO WILLIAMETTA GOODEN BY DEED FROM WILLIAM C. HAGGERTY DATED JUNE 28, 1973 AND RECORDED JUNE 28, 1973 AS DOCUMENT NO. 22379540.

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,

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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 **12/18/2006** by WILLIAMETTA GOODEN, in favor of WELLS FARGO BANK, N.A., and recorded as Document No. **0703736044**, on **02/06/2007**, among the real property records of COOK County, IL.

Said Mortgage was assigned from Wells Fargo Bank, N.A. to Deutsche Bank National Trust Company, as Trustee, for BCAPB LLC Trust 2007-AB1, Mortgage Pass-Through Certificates, Series 2007-AB1 by Assignment dated **07/23/2015** and recorded **07/24/2015** as Document No. **1520549381**.

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 INTENTIONALLY LEFT BLANK

UNOFFICIAL COPY**Exhibit "A"**
ESTOPPEL AFFIDAVITSTATE OF Illinois)
) SS.
COUNTY OF COOK)

WILLIAMETTA GOODEN, A SINGLE PERSON, 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 **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR BCAPB LLC TRUST 2007-AB1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AB1**, dated the 7 day of JANUARY, 2016, conveying the following described property, to-wit:

THE NORTH 10 FEET OF LOT 35 AND LOT 36 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 'E' IN NEW ROSELAND SUBDIVISION NUMBER 2, BEING A SUBDIVISION IN THE EAST HALF (1/2) OF THE EAST HALF (3/7) OF THE NORTH EAST QUARTER (1/4) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAN THEREOF RECORDED AS DOCUMENT 10155679.

COMMONLY KNOWN AS: 12877 SOUTH GREEN STREET, CHICAGO, IL 60643

ASSESSOR'S PARCEL NUMBER: 25-32-213-054-0000

BEING THE SAME PROPERTY CONVEYED TO WILLIAMETTA GOODEN BY DEED FROM WILLIAM C. HAGGERTY DATED JUNE 28, 1973 AND RECORDED JUNE 28, 1973 AS DOCUMENT NO. 22379540.

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR BCAPB LLC TRUST 2007-AB1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AB1, 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR BCAPB LLC TRUST 2007-AB1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AB1, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR BCAPB LLC TRUST 2007-AB1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AB1

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;

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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR BCAPB LLC TRUST 2007-AB1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AB1, 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 \$123,013.12 by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR BCAPB LLC TRUST 2007-AB1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AB1'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.

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The mortgage referred to herein was executed by WILLIAMETTA GOODEN to WELLS FARGO BANK, N.A., dated **12/18/2006** and recorded as Document No. **0703736044**, on **02/06/2007**, among the real property records of COOK County, State of Illinois.

Said Mortgage was assigned from Wells Fargo Bank, N.A. to Deutsche Bank National Trust Company, as Trustee, for BCAPB LLC Trust 2007-AB1, Mortgage Pass-Through Certificates, Series 2007-AB1 by Assignment dated **07/23/2015** and recorded **07/24/2015** as Document No. **1520549381**.

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.

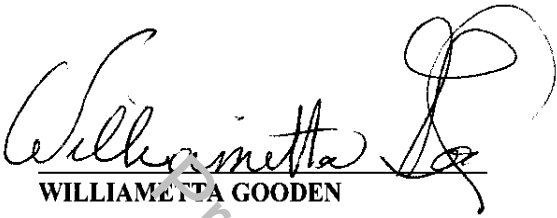
This affidavit is made for the protection and benefit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR BCAPB LLC TRUST 2007-AB1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AB1, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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I/WE (THE GRANTORS) UNDERSTAND THAT I/WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I/WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

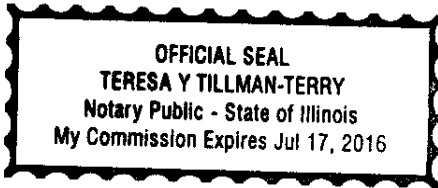
Dated this 7 day of January, 20 16


WILLIAMETTA GOODEN

STATE OF Illinois)
COUNTY OF Cook) SS.

Signed and sworn (or affirmed) to before me on 7th January, 20 16, by
WILLIAMETTA GOODEN.


Notary Public



Teresa Y. Tillman-Terry
Printed Name
My Commission Expires: 7/17/16

RETURN RECORDED DOCUMENT TO:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

MAIL TAX DOCUMENTS TO:
DEUTSCHE BANK NATIONAL TRUST COMPANY
ONE HOME CAMPUS, MAC F2703-03R
DES MOINES, IA 50328

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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 7th January, 2016

Signature: Williametta Gooden



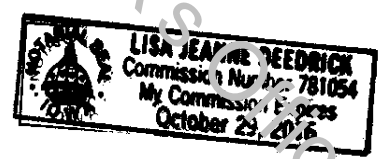
Subscribed and sworn to before me
By the said GRANTOR WILLIAMETTA GOODEN
This 7 day of JANUARY, 2016.
Notary Public [Signature]

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 JANUARY 13, 2016

Signature: Frances A. Zenc V.P.L.D.

Subscribed and sworn to before me
By the said Frances A. Zenc
This 13 day of January, 2016.
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.)