

# UNOFFICIAL COPY

**Prepared By:**

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WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

**Mail Tax Statement To:**

SABR Mortgage Loan  
299 Park Avenue  
New York, New York 10171



Doc#: 161117000 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/20/2016 08:28 AM Pg: 1 of 6

Order No. 9971911  
Reference No. 706477494

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

Exemption Code: (35 ILCS 205/31-45)(L)

KNOWN ALL MEN BY THESE PRESENTS, that **Harvest J. Pack, a married person, who acquired title as solely, joined by spouse Joshua Toomey**, hereinafter called grantor, for \$147,952.55 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC**, 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 the Cook County, Illinois, described as follows:

LOT 3 IN BLOCK 17 IN VILLAGE OF MATTESON, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This being the identical property conveyed to the GRANTOR herein by Deed from Arvin Stege and Ruth Stege, his wife dated November 18, 2004, recorded November 23, 2004 and filed as Instrument No. 0432802423

COMMONLY known as: 3711 West 216th Street, Matteson, Illinois 60443

Assessor's Parcel Number: 31-26-108-007

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 forbear 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.

yes  
666  
N  
N  
yes  
yes  
yes



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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.

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 document bearing the date of December 6, 2007, by grantor in favor of **Mortgage Electronic Registration Systems, Inc., Solely as Nominee for Equifirst Corporation**, and recorded at Doc. No. 0801748033 real property records of Cook County, Illinois on the January 17, 2008, and according to public record the beneficial interest of the Mortgage was assigned to SABR Mortgage Loan 2008-1 REO Subsidiary-1 LLC by assignment recorded July 21, 2015, as Instrument No. 1520242051.

In construction 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.

 PACK  
 51179374 IL  
 FIRST AMERICAN ELS  
 DEED  


Property of Cook County Clerk's Office

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Dated this 22<sup>nd</sup> day of December, 2015

[Signature]  
Harvest J. Pack

[Signature]  
Joshua Toomey

STATE OF IL)  
COUNTY OF Cook) ss

The foregoing instrument was acknowledged before me this 22 day of December, 2015, by **Harvest J. Pack and Joshua Toomey**.

NOTARY RUBBER STAMP/SEAL



[Signature]  
NOTARY PUBLIC

CHARLENE A. RAINES  
PRINTED NAME OF NOTARY  
MY Commission Expires: 6-21-2018

AFFIX TRANSFER TAX STAMP  
OR  
Exempt under provisions of Paragraph L " Section 31-45; Real Estate Transfer Tax Act  
4/13/2014 [Signature]  
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF IL  
COUNTY OF Cook <sup>SS</sup>

Harvest J. Pack and Joshua Toomey, being duly sworn on oath, states that he/she resides at **22540 Richton Square Rd, Richton Park IL 60471** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

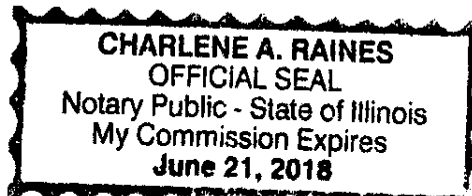
Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Joshua Toomey  
Joshua Toomey

Harvest J. Pack  
Harvest J. Pack

SUBSCRIBED AND SWORN to before me this 22 day of December, 2018, Harvest J. Pack and Joshua Toomey.

Charlene A. Raines  
Notary Public  
My commission expires: 6-21-2018



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

Dated December 22, 2015.

Signature: \_\_\_\_\_

Harvest J. Pack

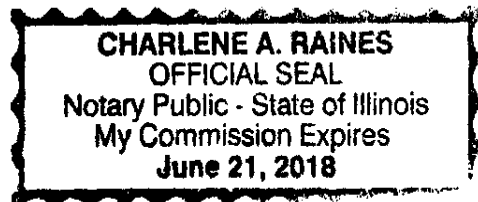
Signature: \_\_\_\_\_

Joshua Toomey

Subscribed and sworn to before me by the said, this 22 day of December, 2015.

Notary Public: \_\_\_\_\_

Charlene A. Raines



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

Dated \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

SABR Mortgage Loan 2008-1 REO  
Subsidiary-1, LLC

Subscribed and sworn to before me by the said, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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

Dated December 22, 2015.

Signature: \_\_\_\_\_

Harvest J. Pack

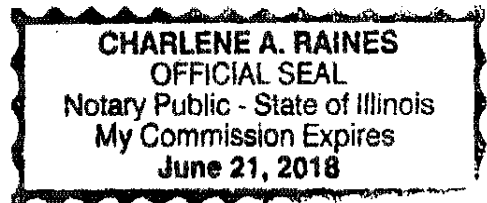
Signature: \_\_\_\_\_

Joshua Toomey

Subscribed and sworn to before me by the said, this 22 day of December, 2015.

Notary Public: \_\_\_\_\_

Charlene A. Raines



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

Dated February 1, 2016.

Signature: \_\_\_\_\_

SABR Mortgage Loan 2008-1 REO

Subsidiary-1, LLC

Michael Rapp

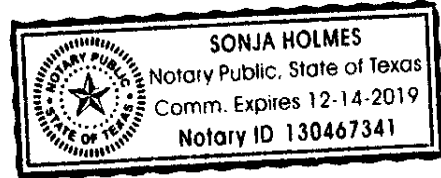
*Team Lead Mortgage*  
*Debra D*

Subscribed and sworn to before me by the said,

this 1 day of February, 2016.

Notary Public: \_\_\_\_\_

Sonja Holmes  
Sonja Holmes



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)