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Doc#: 1613945027 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2016 10:04 AM Pg: 1 of 5

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

Exempt under provision of Paragraph L
Section 31-45, Real Estate Transfer Tax Act.

5/3/16
Date Buyer, Seller or Representative

RH 1270426

DEED IN LIEU OF FORECLOSURE

Dated: April 29, 2016

KNOWN ALL MEN BY THESE PRESENTS, that LAZINETTE N. WEEDEN, hereinafter called Grantor, for Ten Dollars (\$10.00) and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto BAYVIEW LOAN SERVICING, LLC., whose mailing address is 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146 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 16 FEET OF LOT 36 AND THE SOUTH 14 FEET OF LOT 37 IN THE SUBDIVISION OF BLOCK 5 IN THIRD MANUAL TRAINING SCHOOL ADDITION TO PULLMAN, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


COMMONLY KNOWN AS: 10739 S FOREST AVE, CHICAGO, IL 60628

ASSESSOR'S PARCEL NUMBER: 25-15-306-019-0000



BEING THE SAME PROPERTY CONVEYED TO LAZINETTE N. WEEDEN BY DEED FROM STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A TRUST AGREEMENT DATED THE 24TH DAY OF OCTOBER, 1995, AND KNOWN AS TRUST NUMBER 15043 RECORDED 07/22/2011 IN INSTRUMENT 1120347028, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS.

To have and to hold the same unto the said Grantor 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

REAL ESTATE TRANSFER TAX	18-May-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-15-306-019-0000 | 20160501606084 | 1-425-729-856

REAL ESTATE TRANSFER TAX	18-May-2016
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

25-15-306-019-0000 | 20160501606084 | 1-506-756-928

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

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and does not operate as a mortgage, deed of trust or security of any kind.

NO MERGER. Grantor agrees and acknowledges that its entry into this deed and the other documents contemplated hereby shall not result in a merger of Grantee's interest under the mortgage with Grantee's interest under the deed. The terms, covenants, representations, and warranties of this agreement shall not merge into the deed but shall survive the close of the transaction contemplated hereby.

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. 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 7/12/2011 by LAZINETTE N WEEDEN, UNMARRIED WOMAN NOT PARTY TO A CIVIL UNION in favor of PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, recorded in COOK County, IL in Doc. No. 1120347029, on 7/22/2011. Said mortgage was assigned to Secretary of Housing and Urban Development by an assignment recorded on _____ as Doc# _____; Said mortgage was assigned to Bayview Loan Servicing, LLC by an assignment to be recorded on _____ as Doc # _____.

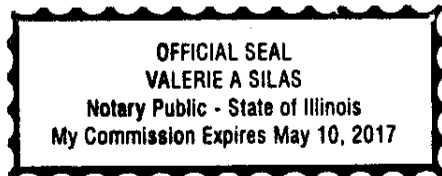
In construction of this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

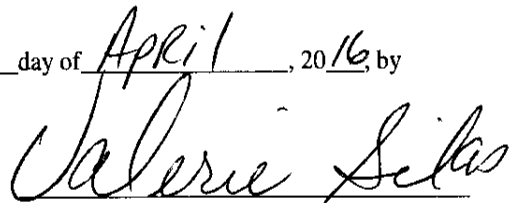
Dated this 29 day of April, 2016.


LAZINETTE N. WEEDEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 29 day of April, 2016, by
LAZINETTE N. WEEDEN.




Notary Public
Valerie Silas
Printed Name
My Commission Expires: 5/10/2017

UNOFFICIAL COPY**Exhibit "A"**
ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

LAZINETTE N. WEEDEN, 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 **BAYVIEW LOAN SERVICING, LLC**. ("Grantee") dated the 29 day of April, 2016, conveying the following described property, to-wit:

THE NORTH 16 FEET OF LOT 36 AND THE SOUTH 14 FEET OF LOT 37 IN THE SUBDIVISION OF BLOCK 5 IN THIRD MANUAL TRAINING SCHOOL ADDITION TO PULLMAN, BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10739 S FOREST AVE, CHICAGO, IL 60628

ASSESSOR'S PARCEL NUMBER: 25-15-306-019-0000

BEING THE SAME PROPERTY CONVEYED TO LAZINETTE N. WEEDEN BY DEED FROM STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A TRUST AGREEMENT DATED THE 24TH DAY OF OCTOBER, 1995, AND KNOWN AS TRUST NUMBER 15043 RECORDED 07/27/2011 IN INSTRUMENT 1120347028, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS.

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to Grantee, 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 Grantee, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to Grantee.

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 debtors or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than Grantee, who have interest, either directly or indirectly, in said premises; that these debtors are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that debtors 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 Ten and 00/100 Dollars (\$10.00) by Grantee.

The mortgage referred to herein was executed by LAZINETTE N. WEEDEN, UNMARRIED WOMAN, NOT PARTY TO CIVIL UNION to PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, dated 7/12/2011 and recorded at COOK County Records, State of Illinois in Doc. No. 1120347029, on 7/22/2011. Said mortgage was assigned to Secretary of Housing and Urban Development by an assignment recorded on _____ as Doc# _____; Said mortgage was assigned to Bayview Loan Servicing, LLC by an assignment to be recorded on _____ as Doc # _____.

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

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protection and benefit of BAYVIEW LOAN SERVICING, LLC., its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

I/WE (THE BORROWERS) 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.

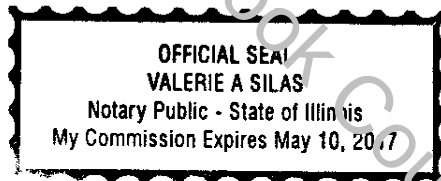
Dated this 29 day of April, 20 16.

LAZIETTE N. WEEDEN

STATE OF ILLINOIS)

COUNTY OF Cook) SS.

Signed and sworn (or affirmed) to before me on April 29, 20 16, by LAZIETTE N. WEEDEN.



Notary Public

Valerie Silas

Printed Name

My Commission Expires:

Timios, Inc
601 S. Glenoaks Blvd Suite 306
Burbank, CA 91502

RETURN RECORDED DOCUMENT TO:
TIMIOS, INC.
~~5716 CORSA AVE, STE 102
WESTLAKE VILLAGE, CA 91362~~

MAIL TAX DOCUMENTS TO:
BAYVIEW LOAN SERVICING, LLC.
4425 Ponce de Leon Blvd., 5th Floor
Coral Gables, FL 33146

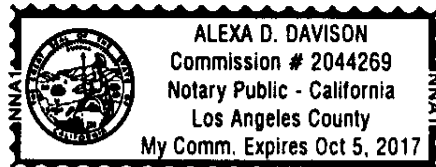
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STATEMENT OF GRANTOR/GRANTEE

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 May 4, 2016 Signature: [Signature]
Grantor or Agent Sonia V Dobrzyński

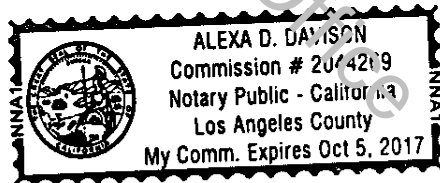
Subscribed and sworn to before me by the said _____ this 4 day of May, 2016.
Notary Public [Signature]



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 May 4, 2016 Signature: [Signature]
Grantee or Agent Sonia V Dobrzyński

Subscribed and sworn to before me by the said _____ this 4 day of May, 2016.
Notary Public [Signature]



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.