

# UNOFFICIAL COPY



RECORD AND RETURN TO:

Vantage Point Title Inc.  
Attn: Default Services  
25400 US Highway 19 North  
Suite 135  
Clearwater, FL 33763  
File No. C-II.318253

Doc#: 1618829034 Fee: \$46.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/06/2016 11:02 AM Pg: 1 of 5

MAIL TAX STATEMENTS TO:

Federal National Mortgage Association  
14221 Dallas Pkwy  
Dallas, TX 75254

NAME & ADDRESS OF PREPARER:

Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Tax ID No.: 30-08506-015-0000

**DEED IN LIEU OF FORECLOSURE**

Tax exempt pursuant to 35 ILCS 200/31-45(b)

[By: *[Signature]* Date: 5/26/16

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 26 day of MAY, 2016.

Amount Still Owing: \$93,138.98

Consideration Amount: \$0.00

THIS INDENTURE made and entered into on this 26 day of MAY, 2016, by and between **PETER F. MCGAHAN AND SUSAN M. MCGAHAN, HUSBAND AND WIFE**, of 5033 Oak Center Dr, Calumet City, IL 60453, hereinafter referred to as Grantor(s) and **FEDERAL NATIONAL MORTGAGE ASSOCIATION** 14221 Dallas Pkwy, Dallas, TX 75254, 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 June 29, 2012 executed by Grantor in favor of JPMorgan Chase Bank, N.A., 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.

CCRD REVIEW *[Signature]*

②

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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.

Subject to that certain Mortgage/Deed of Trust from Peter F. McGahan and Susan M. McGahan (Borrower) dated 6/29/2012 and filed on 7/6/2012 as Instrument 1218846039, of the official property records of Cook County, Illinois in the amount of \$95,907.00 and in favor of JPMorgan Chase Bank, N.A. (Lender).

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.

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

20 day of MAY, 2016.

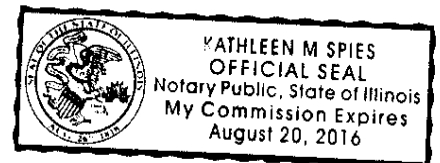
Peter F. McGahan  
Peter F. McGahan

Susan M. McGahan  
Susan M. McGahan

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on MAY 20, 2016 by Peter F. McGahan and Susan M. McGahan.

Kathleen M. Spies  
Notary Public Kathleen M. Spies  
My commission expires AUGUST 20, 2016





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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK  
IN THE STATE OF ILLINOIS, TO WIT:

LOT 11 IN FREITAG'S OAK GROVE ADDITION TO THE VILLAGE OF WEST HAMMOND  
(NOW CALUMET CITY) A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE  
NORTHWEST FRACTIONAL 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST  
FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 421 Garfield Ave., Calumet City, IL 60409

Parcel ID: 30-08-306-015-0000

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.

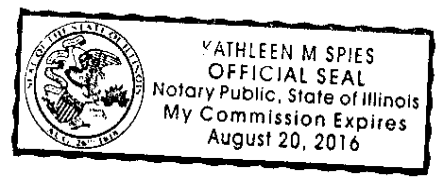
Dated MAY 20, 2016

Signature: *Peter F. McCahan* *Susan M. McCahan*  
Grantor, or Agent

Subscribed and sworn to before me

By the said PETER F. MCGAHAN & SUSAN M. MCGAHAN  
This 20 day of MAY, 2016

*Kathleen M. Spies*  
Notary Public Kathleen M. Spies  
My commission expires: NOVEMBER 20, 2016



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 June 17, 2016

Signature: *Ida Caputo* *Ida Caputo*  
Grantee, or Agent Ida Caputo  
Vice President State of Ohio  
County of Franklin

Subscribed and sworn to before me

By the said JPMorgan Chase Bank, NA  
This 17 day of June, 2016

*Caitin Marquardt* *Caitin Marquardt*  
Notary Public Caitin Marquardt  
My commission expires: 08/10/2019



CAITIN MARQUARDT  
Notary Public, State of Ohio  
My Commission Expires 08-10-2019

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.)