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RECORDATION REQUESTED
AND PREPARED BY:

TAFT STETTINIUS &
HOLLISTER LLP
Attn: Kimberly M. Reed, Esq.
111 E Wacker Dr., Suite 2800
Chicago, Illinois 60601

SEND SUBSEQUENT TAX
BILLS TO:
Panatte, LLC
1206 North Main Street
North Canton, Ohio 44720



Doc#: 1620234021 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2016 09:08 AM Pg: 1 of 4

DEED IN LIEU OF FORECLOSURE

Tracye E. Smith (“Grantor”) a divorced woman, whose address is 6821 S. Chappel #2, Chicago, IL 60649, in consideration of the payment of \$10.00 in hand paid, and the release of the Grantor and the beneficiaries of the trust from personal liability for a money judgment or deficiency judgment under (1) that certain Mortgage securing the Note executed on August 12, 2004 and recorded on August 27, 2004 as document number 0424005180 with the Cook County Recorder of Deeds Office; (2) that certain Mortgage securing the Note executed on January 13, 2006 and recorded on January 27, 2006 as document number 0602705024 with the Cook County Recorder of Deeds Office; and (3) that certain Mortgage securing the Note executed on June 18, 2007 and recorded on August 30, 2007 as document number 0724208062 with the Cook County Recorder of Deeds Office (hereinafter collectively referred to as “Note” and “Mortgage”); and for other good and valuable consideration received, the adequacy and sufficiency of which are hereby acknowledged, does bargain, sell, grant and convey to Panatte, LLC, a Delaware limited liability company (“Grantee”), its successors and assigns, whose address is 1206 North Main Street, North Canton, Ohio 44720, the real property located in the County of Cook, State of Illinois, as described hereafter, together with all improvements and appurtenances:

UNIT NUMBER 73 IN HAMPTON HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 10 FEET OF LOT 3) IN SISSION'S LAKE SHORE ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24875196 AND AS AMENDED BY DOCUMENT NUMBER

CCRD REVIEW

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24887434, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST
IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 20-12-112-069-1045

Street Address: 5300 S. South Shore Drive, Unit #73, Chicago, IL 60615

Formerly known as:

Street Address: 5300 S. South Shore Drive, Units #702 and #704, Chicago, IL 60615

PINs: 20-12-112-018-1070 and 20-12-112-018-1072

Grantor warrants the title to the property subject only to the Mortgage and other security documents executed in connection with the Mortgage in favor of Grantee, real estate taxes not yet due and payable, and easements, restrictions, and other matters of record.

This Deed in Lieu of Foreclosure is an absolute conveyance and grant of title, Grantor having conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for a fair and adequate consideration, such consideration, in addition to that recited above, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantor.

Grantor further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice of legal counsel of its own selection. There are no agreements, oral or written, other than this Deed in Lieu of Foreclosure between Grantor and Grantee, and that certain Deed in Lieu of Foreclosure Agreement and the documents referred to in the Deed in Lieu of Foreclosure Agreement and executed therewith between Grantor and Grantee with respect to the above-described real property, together with all improvements and appurtenances.

Grantor further acknowledges that fair and adequate consideration has been given for its waiver of all redemption and cure rights permitted by law.

Grantor, with Grantee's express concurrence, states that it is its intention that the fee interest granted by this Deed in Lieu of Foreclosure, together with all improvements and appurtenances, and the lien of the Mortgage in favor of Grantee, its successors and assigns shall not merge. This Deed in Lieu of Foreclosure is made pursuant to and in accordance with 735 ILCS 5/15-1401, that certain section of the Illinois Mortgage Foreclosure Law titled Deed in Lieu of Foreclosure. This Deed in Lieu of Foreclosure shall not effect a merger of Grantee's interest as mortgagee and Grantee's interest derived from this instrument. The real property conveyed by this Deed in Lieu of Foreclosure, together with all improvements and appurtenances, shall remain subject to the Mortgage and the Mortgage shall remain in full force and effect until released of record.

Grantor has executed this Deed in Lieu of Foreclosure ^{as of} ~~on~~ this 20th day of July, 2016.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of their 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: July 19, 2016

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 19 day of July, 2016.

Notary Public



The grantee or its 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 and hold title to real estate under the laws of the State of Illinois.

Dated: July 19, 2016

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 19th day of July, 2016.

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