

UNOFFICIAL COPY



Doc#: 1623545001 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2016 08:19 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.

5/25/16 *Katherine Beale*
Date Buyer, Seller or Representative

DEED IN LIEU OF FORECLOSURE

Dated: 5/25/2016

KNOWN ALL MEN BY THESE PRESENTS, that **KATHERINE BEALE, A SINGLE PERSON**, 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:

LOT 7 IN BLOCK 2 IN VILLAGE OF PARK FOREST LAKEWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED AUGUST 6, 1954 IN BOOK 429 OF PLATS, PAGE 8 AS DOCUMENT 15981883, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 20 E ROCKET CIR, PARK FOREST, IL 60466

ASSESSOR'S PARCEL NUMBER: 31-36-113-013-0000

BEING THE SAME PROPERTY CONVEYED TO KATHERINE BEALE BY DEED FROM DONALD H. TIERI, A SINGLE PERSON RECORDED 01/06/2005 IN INSTRUMENT 0500614198, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS.

To have and to hold the same unto the said Grantee and Grantee's successors and assigns forever.

CCRD REVIEW *Rivisto*

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.

REAL ESTATE TRANSFER TAX

22-Aug-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

31-36-113-013-0000

| 20160601621971 | 0-754-469-696

EXEMPTION APPROVED

Shala C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

UNOFFICIAL COPY

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; 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.

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 7/8/2008 by KATHERINE BEALE, AN UNMARRIED WOMAN in favor of MERS INC., SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, recorded in COOK County, IL as document number 0820357022 on 7/21/2008. Said mortgage was modified by Loan Modification Agreement recorded 11/09/2011 as Document No. 1131315053, providing for a new principal balance of \$161,769.96. Said mortgage was assigned to BANK OF AMERICA, N.A. by an assignment that was recorded as Document No. 1223457098 on 08/21/2012. Said mortgage was assigned to SECRETARY OF HOUSING AND URBAN DEVELOPMENT by an assignment that was recorded as Document No. 1536557265 on 12/31/2015. Said mortgage was assigned to BAYVIEW LOAN SERVICING, LLC by an assignment that was recorded as Document No. 1536557266 on 12/31/2015.

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 25 day of May, 2016

Katherine Beale
KATHERINE BEALE

STATE OF ILLINOIS)

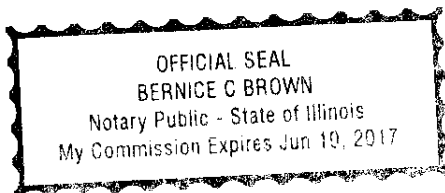
COUNTY OF Cook) SS.

The foregoing instrument was acknowledged before me this 25 day of May, 2016 by
KATHERINE BEALE.

Bernice C. Brown
Notary Public

BERNICE C. BROWN
Printed Name

My Commission Expires: 06-10-2017



UNOFFICIAL COPY

Exhibit "A" ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF Cook) SS.

KATHERINE BEALE, 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 **BAYVIEW LOAN SERVICING, LLC**, dated the 25 day of May, 2016, conveying the following described property, to-wit:

LOT 7 IN BLOCK 2 IN VILLAGE OF PARK FOREST LAKEWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED AUGUST 6, 1954 IN BOOK 429 OF PLATS, PAGE 8 AS DOCUMENT 15381883, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 20 E ROCKET CIR, PARK FOREST, IL 60466

ASSESSOR'S PARCEL NUMBER: 31-36-113-013-0000

BEING THE SAME PROPERTY CONVEYED TO KATHERINE BEALE BY DEED FROM DONALD H. TIERI, A SINGLE PERSON RECORDED 01/06/2005 IN INSTRUMENT 0500614198, 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 deponents 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 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 Ten Dollars (\$10.00) by Grantee'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. The mortgage referred to herein was executed by **KATHERINE BEALE, AN UNMARRIED WOMAN** to **MERS INC., SOLELY AS NOMINEE FOR UNITED WHOLESAL MORTGAGE**, dated 7/8/2008 and recorded at COOK County Records, State of Illinois as document number 0820357022, on 7/21/2008. Said mortgage was modified by Loan Modification Agreement recorded 11/09/2011 as Document No. 1131315053, providing for a new principal balance of \$161,769.96. Said mortgage was assigned to **BANK OF AMERICA, N.A.** by an assignment that was recorded as Document No. 1223457098 on 08/21/2012. Said mortgage was assigned to **SECRETARY OF HOUSING AND URBAN DEVELOPMENT** by an assignment that was recorded as Document No. 1536557265 on 12/31/2015. Said mortgage was assigned to **BAYVIEW LOAN SERVICING, LLC** by an assignment that was recorded as Document No. 1536557266 on 12/31/2015.

UNOFFICIAL COPY

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 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 25 day of May, 2016

Katherine Beale
KATHERINE BEALE

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

Signed and sworn (or affirmed) to before me on May 25, 2016, by KATHERINE BEALE.



Bernice C. Brown
Notary Public

Bernice C. Brown
Printed Name
My Commission Expires: 06-10-2017

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

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

#1284880

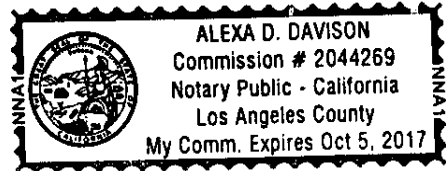
UNOFFICIAL COPY

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 June 8, 2014 Signature: [Signature]
Grantor or Agent

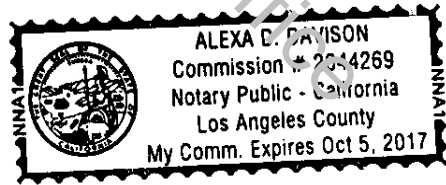
Subscribed and sworn to before me by the said Sonia Dobrzynski this 8 day of June, 2014.
Notary Public [Signature]



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 June 8, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Sonia Dobrzynski this 8 day of June, 2014.
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.