

# 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-IL299855



Doc#: 1624245044 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2016 11:38 AM Pg: 1 of 6

MAIL TAX STATEMENTS TO:

Federal Home Loan Mortgage  
Corporation  
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.: 16-07-219-028-1003

**DEED IN LIEU OF FORECLOSURE**

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

[By: King King Date: 8/15/2016]

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 15 day of June, 2016.

Amount Still Owing: \$116,075.81  
Consideration Amount: \$0.00

THIS INDENTURE made and entered into on this 15 day of June, 2016, by and between **TIMOTHY TIMMERMAN, JOINED BY HIS WIFE, NANCY TIMMERMAN**, of 8000 Kilpatrick Ave, Unit 4F, Skokie, IL 60076, hereinafter referred to as Grantor(s) and **FEDERAL HOME LOAN MORTGAGE CORPORATION** 5000 Plano Parkway, Carrollton, TX 75010 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 July 21, 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.

**EXEMPTION APPROVED**

Steven E. Draffner, CFO  
Village of Oak Park

REAL ESTATE TRANSFER TAX

29-Aug-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-07-219-028-1003

| 20160801649979 | 1-102-359-360

FOR REVIEW

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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.

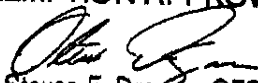
Subject to that certain Mortgage/Deed of Trust from Timothy Timmerman, married and sole owner (borrower) dated 7/21/2012 and filed on 7/30/2012 as Instrument 1221246006, of the official property records of Cook County, Illinois in the amount of \$122,725.00 and in favor of JPMorgan Chase Bank, N.A. (Lender).

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.

**EXEMPTION APPROVED**

  
Steven E. Drazner, CFO  
Village of Oak Park

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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 15 day of June, 2016.

[Signature]  
Timothy Timmerman

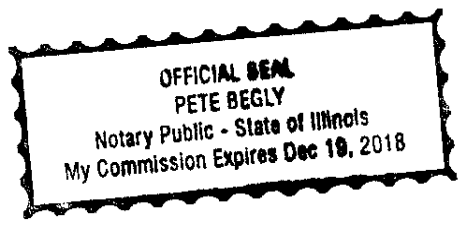
[Signature]  
Nancy Timmerman

STATE OF Illinois  
COUNTY OF COOK

This instrument was acknowledged before me on 06/15/16 by Timothy Timmerman and Nancy Timmerman.

[Signature]  
Notary Public Pete Begly

My commission expires Dec. 19, 2018



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

EXEMPT under provisions of Paragraph (b) Section 31-45, Property Tax Code.  
Date: 06/15/16

[Signature] 06/15/16  
Buyer, Seller or Representative Date

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

**EXEMPTION APPROVED**  
[Signature]  
Steven E. Drazner, CFO  
Village of Oak Park

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EXHIBIT "A"

PARCEL 1:

UNIT 1 W IN 640-44 LAKE STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOT 11 IN C. B. SCOVILLE'S SUBDIVISION OF LOT 22 IN J. W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25033782, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 9, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 25033782, IN COOK COUNTY, ILLINOIS

Commonly Known As: 644 West Lake Street, Oak Park, IL 60301  
Parcel ID: 16-07-219-028-1005

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park

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## Waiver of Right of First Refusal

Lake Street Condominium Association, hereby waives its right of first refusal of the Association as to the conveyance of:

Residence Unit No. 1 W

Residence Address: 644 West Lake, Oak Park, IL 60301

Sellers Name: Timothy Timmerman

Buyers Name: Federal Home Loan Mortgage Corporation

Signed, Sealed and Delivered.

Lake Street Condominium Association In the presence of:

By: Mary Keating  
(Print) Mary Keating

STATE OF ILLINOIS

COUNTY OF COOK

Personally appeared Mary Keating aforesaid.  
Signer and Sealer of the foregoing Instrument and acknowledged the same to be his/her free act and deed, and the free act and deed of said corporation, before me.

Deirdre Taggett  
Notary Public Deirdre Taggett

STAMP HERE



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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 August 16, 2016

Signature: Kraig Kraus  
Grantor, or Agent

Subscribed and sworn to before me

By the said Kraig Kraus  
This 16 day of August, 2016



Ashlee Berry  
Notary Public Ashlee Berry  
My commission expires: 5-9-17

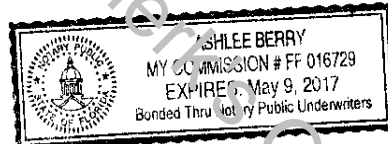
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 16, 2016

Signature: Kraig Kraus  
Grantee, or Agent

Subscribed and sworn to before me

By the said Kraig Kraus  
This 16 day of August, 2016



Ashlee Berry  
Notary Public Ashlee Berry  
My commission expires: 5-9-17

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.)

**EXEMPTION APPROVED**

Steven E. Drazner  
Steven E. Drazner, CFO  
Village of Oak Park