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1626719371D

(Boc# 1626719371 Fee \$46.00

RHSP FEE:\$9.00RPRF FEE \$1.00

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/23/2016 04:20 PM PG: 1 OF 5

This Instrument was reviewed/prepared by: LARRY A. Well'TNEY, Attorney at Law 231 NORTH ALDINE AVE PARK RIDGE, IL 60063

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

Date

Buyer, Seller or Representative

DEED IN LIEU OF FORECLOSURE

Dated: 30NE 17, 2016

KNOWN ALL MEN BY THESE PRESENTS, that JACQUELD'E KELLY, 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 Grante 's successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances there to belonging or in any way appertaining, situated in COOK County, State of Illinois, described as follows:

LOT 8 IN BLOCK 5 IN EDGEWOOD AVENUE ADDITION TO CHICAGO HEIGTTS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1534 SCHILLING AVE, CHICAGO HEIGHTS, IL 60411

ASSESSOR'S PARCEL NUMBER: 32-20-310-027-0000

BEING THE SAME PROPERTY CONVEYED TO JACQUELINE KELLY BY DEED FROM CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES FINANCE, INC., A CORPORATION RECORDED 01/28/2005 IN INSTRUMENT 0502802104. 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.

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.

EXEMPTION APPROVED

CITY CLERK
CITY OF CHICAGO HEIGHTS

9/23/14

:CRDREVIEW

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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 wais cd. 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 a sign 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 very 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 zerior, stated above with respect to that certain mortgage dated				
12/20/2004 by Grantor in favor of SHOREBANK, recorded in COOK County, IL as Document number 0502802105				
on 1/28/2005. Said mortgage was assigned to URBAN LARTNERSHIP BANK, AN ILLINOIS BANKING				
CORPORATION by an assignment that was recorded as Decument No. 1134629029 on 12/12/2011. Said mortgage				
was assigned to BAYVIEW LOAN SERVICING, LLC by an ausignment that was recorded as Document No				
was assigned to BAYVIEW LOAN SERVICING, LLC by an assignment that was recorded as Document Note on				
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.				
1001: 10th 1 6 Tune 2016				
Man low X LLL)				
Janlone Kull				
				
JACQUILINE/KELLY \				
STATE OF ILLINOIS)				
) SS.				
COUNTY OF COOK)				
The state of the s				
The foregoing instrument was acknowledged before me this 17th day of 30th, by				
JACQUELINE KELLY.				

OFFICIAL SEAL
MARCIA A STEWART
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan 13, 2019

Mancia A Stewart
Notary Public

MALCIA A STEWART

Printed Name

My Commission Expires: 1-13-2019

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Exhibit "A" ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS	Į.		
) SS.		
COUNTY OF COOK)		
JACQUELINE KELLY, A S	INGLE PERSON, 1	being first duly sworn, depo	ose and says: That he/she/they are the
identical party(ies) who made,	executed, and deliver	ed that certain Deed in Lie	u of Forcelosure to BAYVIEW
LOAN SERVICING, LLC da	ted the 7744	_ day of	. 20 16, conveying the
following described property, to	o-wit:		

LOT 8 IN BECCK 5 IN EDGEWOOD AVENUE ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION D'THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 1/4, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOW LAS. 1534 SCHILLING AVE, CHICAGO HEIGHTS, IL 60411

ASSESSOR'S PARCEL NUMBER: 32-20-310-027-0000

BEING THE SAME PROPERTY CONVEYED TO JACQUELINE KELLY BY DEED FROM CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES FINANCE, INC., A CORPORATION RECORDED 01/28/2005 IN INSTRUMENT 0502802104, 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 montgage, 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, tirms or corporations, other than Grantee, who have interest, either directly or indirectly, in said premises; that these deponents are solve it 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 premines, escribed in said deed. That the consideration for said deed was and is payment to affiants of the sum of Ten Dellers (\$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 forcelosure of that mortgage and to not seek, obtain or permit deficiency judgment against affiants in such forcelosure action. The mortgage referred to herein was executed by the undersigned to SHOREBANK, dated 12/20/2004 and recorded at COOK County Records, State of Illinois as document number 0502802105, on 1/28/2005. Said mortgage was assigned to URBAN PARTNERSHIP BANK, AN ILLINOIS BANKING CORPORATION by an assignment that was recorded as Document No. 1134629029 on 12/12/2011. Said mortgage was assigned to BAYVIEW LOAN SERVICING, LLC by an assignment that was recorded as Document No At the time of making said deed in lieu of on 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. * Simultaneously recording here to

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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.

STATE OF (L NOIS)
Signed and sworn (or a firmed) to before me on 30ne 17th , 20 lb , by JACQUELINE KELLY.

OFFICIAL SEAL
MARCIA A STEWART
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan 13, 2019

Mancia A Stewart

Notary Public

MARCIA A STEWART

Printed Name

My Commission Expires: 1-13-2019

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 DI. LEON BLVD., 5TH FLOOR
CORAL GABLES, FL 33146

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

#1298014

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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 04:24 . 2014 Signature: Grantor of Agent Sowia Dobrzynski

Subscribed and swore to before

me by the said

this <u>Lot</u> day of

Notary Public



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 partner hip 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 16/29 , 2016 Signature:

Grantee of Agent Sowing Polizinski

Subscribed and sworn to before

me by the said

this 29 day of

CLAYO...

Notary Public

ALEXA D. DAVISON
Commission # 2044265
Notary Public - California
Los Angeles County
My Comm. Expires Oct 5, 2017

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.