

# UNOFFICIAL COPY



\*16308180240\*

## WARRANTY DEED IN LIEU OF FORECLOSURE

Doc# 1630818024 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2016 11:49 AM PG: 1 OF 5

KNOW ALL MEN BY THESE PRESENTS that the GRANTORS, Manuel Castillo, Carlos Castillo and Martina Martinez for and in consideration of the forbearance of the Grantee, the sum of TEN and NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, do hereby

GRANT, TRANSFER, CONVEY and WARRANT to GRANTEE, ECP COMMERCIAL II LLC of 383 Inverness Parkway, Suite 390 Englewood, CO 80112 in lieu of foreclosure of the Mortgage and Assignment of Rents dated May 16, 2001, and which was recorded with the Cook County Recorder of Deeds on June 1, 2001 as document numbers 0010464493 and 001046494 and Mortgage and Assignment of Rents dated April 2, 2003, and which was recorded with the Cook County Recorder of Deeds on May 23, 2003 as document numbers 0314301158 and 0314301159 and modification of mortgage and recorded on May 18, 2007 and July 2, 2007 as document numbers 0713847074 and 0718308073 given by GRANTORS in favor of BANCO POPULAR NORTH AMERICA, and settlement of that certain loan by Grantees to Grantor secured by this parcel of real property, which loan was evidenced by a certain Promissory Note and a related Loan Agreement each dated May 16, 2001, and May 23, 2007, as thereafter from time to time renewed, extended, amended and replaced, all of Grantor's right, title and interest in and to the real estate situated in the County of Cook, State of Illinois described in Exhibit A attached hereto and incorporated herein by reference.

Grantor and Grantee acknowledge and agree that this Deed constitutes a Deed in Lieu of Foreclosure. Grantor further acknowledges and agrees that, Grantor delivered this Deed pursuant to the Settlement and Deed In Lieu of Foreclosure Agreement dated 9-14-2016 2016 ("Agreement") by and between the parties thereto. Grantor and other borrowers shall NOT be relieved of any personal liability or deficiency to Banco Popular North America, except as specifically stated in the Agreement.

Parcel ID Numbers: 16-31-108-014-0000, 16-31-108-015-0000, 16-31-108-016-0000  
16-31-108-017-0000, 16-31-108-018-0000, 16-31-108-019-0000  
16-31-108-020-0000

Property Address: 3229-3237 Harlem Avenue, Berwyn, IL 60402

### REAL ESTATE TRANSFER TAX

03-Nov-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-31-108-014-0000 | 20161101677288 | 1-855-127-360

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 16 OF THE BERWYN CITY  
CODE SEC. 888.06 AS A REAL ESTATE  
TRANSACTION.  
DATE 11-2-2016 TELLER [Signature]

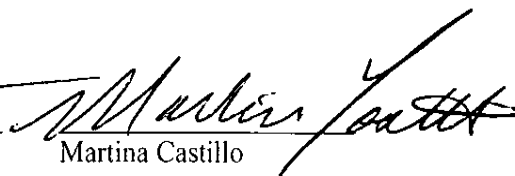
[Signature]

## UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 14<sup>th</sup>  
day of SEPTEMBER, 2016

  
Carlos Castillo

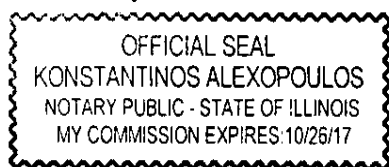
  
Manuel Castillo

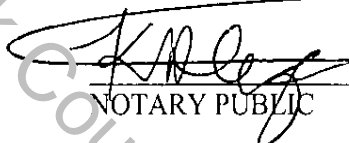
  
Martina Castillo

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CARLOS CASTILLO, personally known to me and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14<sup>th</sup> day of SEPTEMBER, 2016



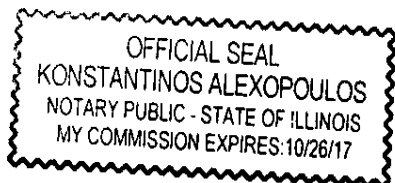
  
NOTARY PUBLIC

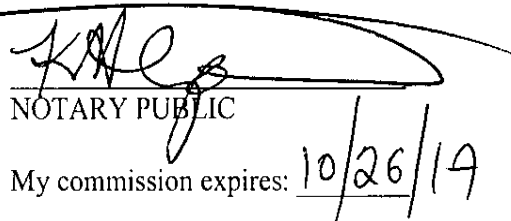
My commission expires: 10/26/17

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MANUEL CASTILLO, personally known to me and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14<sup>th</sup> day of SEPTEMBER, 2016



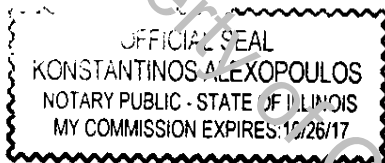
  
NOTARY PUBLIC  
My commission expires: 10/26/17

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARTINA CASTILLO, personally known to me and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14<sup>th</sup> day of SEPTEMBER, 2016



[Signature]  
NOTARY PUBLIC

My commission expires: 10/26/17

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (1), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

[Signature]  
Agent

11/2/16  
Date

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**EXHIBIT A**  
(Legal Description)

LOTS 43 TO 49, BOTH INCLUSIVE IN BLOCK 44 IN ANDREW AND PIPER'S THIRD  
ADDITION TO BERWYN, A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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.

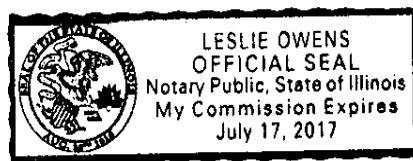
Dated: November 3, 2016

Signature: \_\_\_\_\_

Grantor or Agent

SUBSCRIBED and SWORN to  
before me this 3<sup>rd</sup> day of November,  
2016.

Leslie Owens  
Notary Public



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

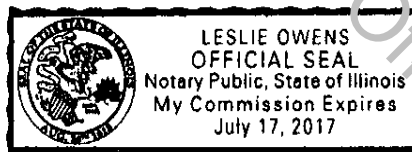
Dated: November 3, 2016

Signature: \_\_\_\_\_

Grantee or Agent

SUBSCRIBED and SWORN to  
before me this 3<sup>rd</sup> day of November,  
2016.

Leslie Owens  
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.