

# UNOFFICIAL COPY



\*1630818025\*

## WARRANTY DEED IN LIEU OF FORECLOSURE

Doc# 1630818025 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 11:50 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 date April 25, 2003, and which was recorded with the Cook County Recorder of Deeds on May 23, 2003 as document numbers 0314301160 and 0314301161 and modification of mortgage dated May 15, 2007 and recorded on July 2, 2007 as document number 0718308074 and Mortgage and Assignment of Rents dated October 1, 2001, and which was recorded with the Cook County Recorder of Deeds on October 31, 2001 as document numbers 0011017348 and 0011017349 and Mortgage and Assignment of Rents dated May 29, 2007, and which was recorded with the Cook County Recorder of Deeds on June 6, 2007 as document numbers 0715735150 and 0715735151 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 23, 2003, October 1, 2001 and May 29, 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: 16-20-330-023-0000 and 16-20-330-024-0000

Property Address: 6310-6314 ~~6308-6312~~ Cermak Road, Bewyn, IL 60402

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 1 OF THE BERWYN CITY CODE SEC. 888.08 AS A REAL ESTATE TRANSACTION  
DATE 11-2-2016 TELLER

### REAL ESTATE TRANSFER TAX

03-Nov-2016

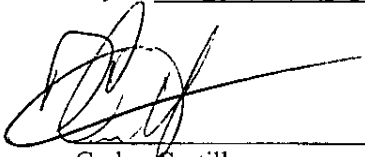


COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-20-330-023-0000 | 20161101677260 | 0-555-417-408

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

  
\_\_\_\_\_  
Carlos Castillo

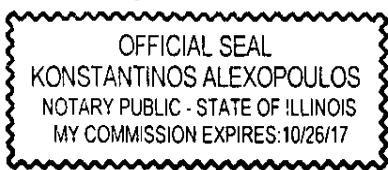
  
\_\_\_\_\_  
Manuel Castillo


  
\_\_\_\_\_  
Martina Castillo

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF Cook     )

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 on: 14<sup>th</sup> day of SEPTEMBER, 2016

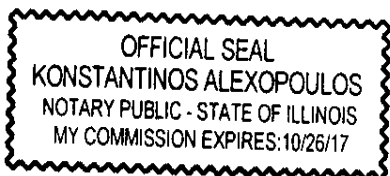



  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 10/26/17

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF Cook     )

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



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**EXHIBIT A**  
(Legal Description)

LOTS 19, 20 AND 21, IN BLOCK 6, IN PINKERT AND SONS' 22ND STREET SUBDIVISION OF LOT 6, IN CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

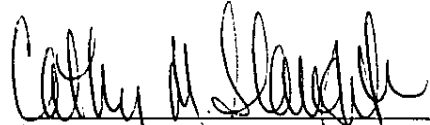
Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

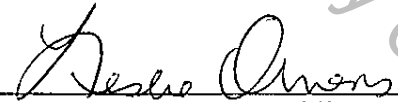
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.



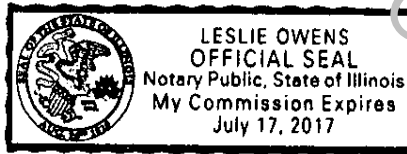
  
Notary Public


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.



  
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.