

# UNOFFICIAL COPY

**Prepared By:**

Leila H. Hansen, Esq.  
9041 S. Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

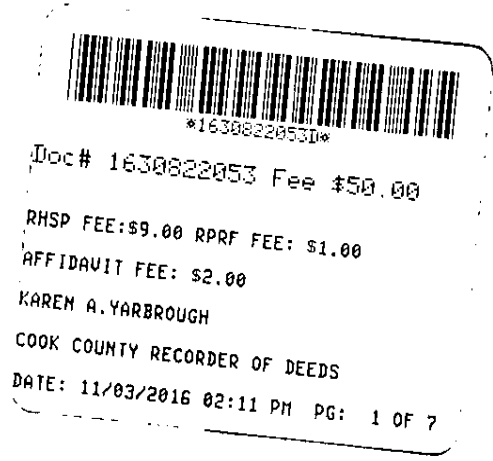
**After Recording Mail To:**

U.S. Bank, National Association  
EP-MN-WS4L West Side Flats  
60 Livingston Avenue  
Saint Paul, MN 55107

**Mail Tax Statement To:**

U.S. Bank, National Association  
EP-MN-WS4L West Side Flats  
60 Livingston Avenue  
Saint Paul, MN 55107

AFTER RECORDING RETURN TO:  
DOCUMENT PROCESSING SOLUTIONS  
590 W. LAMBERT RD  
BREA, CA 92821



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. 10317023  
Reference No. 7092676860

## DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

KNOWN ALL MEN BY THESE PRESENTS, that **Sandra Tanon, a married woman, and joined by her spouse Israel Tanon**, whose address is 7902 Greno<sup>St.</sup>ble Lane, Prospect, ~~Illinois~~ 40059, Phone # 708-275-1537, hereinafter called grantor, for \$128,125.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, whose address is EP-MN-WS4L West Side Flats, 60 Livingston Avenue, Saint Paul, Minnesota, Phone # 641-224-5117, 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 the Cook County, Illinois, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This being the identical property conveyed to the GRANTOR herein by Deed from Adrian Ventura, and his wife Ana Venture dated October 11, 2005, recorded November 9, 2005 and filed of record as Doc. No. 0531305130.

COMMONLY known as: 12825 South Saginaw Avenue, Chicago, Illinois 60635

Exemption Code: (35 ILCS 200/31-45) (L)

Assessor's Parcel Number: 26-30-317-007-0000

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.

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 even that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

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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.

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 document bearing the date of October 11, 2005, by grantor in favor of **Mortgage Electronic Registration Systems, Inc., as nominee for Encore Credit Corp.**, and recorded as Doc. No. 0531305131 real property records of Cook County, Illinois on the November 9, 2005; and according to public record the beneficial interest of the Mortgage was assigned to **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005 CB1**, by assignment recorded \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_; as Instrument No. \_\_\_\_\_.

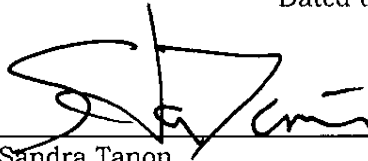
In construction this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.


REAL ESTATE TRANSFER TAX		01-Nov-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
26-30-317-007-0000   20161001672233   0-242-990-912		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		03-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
26-30-317-007-0000   20161001672233   2-095-791-936		

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Dated this 3<sup>rd</sup> day of August, 2016.

  
Sandra Tanon


  
Israel Tanon

STATE OF Kentucky )  
COUNTY OF Jefferson ) ss


The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of August, 2016, by **Sandra Tanon and Israel Tanon.**

NOTARY RUBBER STAMP/SEAL



  
NOTARY PUBLIC

Gladys E. Barreckman  
PRINTED NAME OF NOTARY  
MY Commission Expires: 4-4-2019

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>L</u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>10/7/16</u>	
Date	Buyer, Seller or Representative

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## EXHIBIT "B"

### ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK

**Sandra Tanon, a married woman, and joined by her spouse Israel Tanon**, being first duly sworn, depose and say: "That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, dated the 3<sup>rd</sup> day of August, 2016, conveying the following described property, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

Parcel ID # **26-30-317-007-0000**

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, 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 **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**;

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 **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, 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 \$128,125.00 by **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, and **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, 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, document dated October 11, 2005 by the undersigned to **Mortgage Electronic Registration Systems, Inc., as nominee for Encore Credit Corp.**, and recorded as Doc. No. 0531305131 real property records of Cook County, Illinois on the November 9, 2005; and according to public record the beneficial interest of the Mortgage was assigned to **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, by assignment recorded \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_; as Instrument No. \_\_\_\_\_. 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 **U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO, AND DESCRIBED AS FOLLOWS:

LOT 24 IN BLOCK 3 IN FORD CITY SUBDIVISION NUMBER 3, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND WESTERN INDIANA RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

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 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 11/1, 2016

Signature: George M. White  
Grantor or Agent

Subscribed and sworn to before me by the said George M. White this 1<sup>st</sup> day of November, 2016  
Notary Public Adriana V. Tito

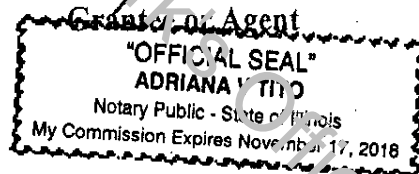


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11/1, 2016

Signature: George M. White  
Grantor or Agent

Subscribed and sworn to before me by the said George M. White this 1<sup>st</sup> day of November, 2016  
Notary Public Adriana V. Tito



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)