

# UNOFFICIAL COPY

**Prepared By:**

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

**After-Recording Mail To Grantee:**

Grantee: U.S. Bank, N.A.  
60 Livingston Avenue, EM-MN-WS3D  
St. Paul, Minnesota 55107

**Mail Tax Statement To Grantee:**

Grantee: U.S. Bank, N.A.  
60 Livingston Avenue, EM-MN-WS3D  
St. Paul, Minnesota 55107



Doc# 163222185 Fee \$50.00

RHSP FEE: 59.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS  
DATE: 11/17/2016 02:20 PM PG: 1 OF 7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

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

KNOWN ALL MEN BY THESE PRESENTS, that **Catherine Hall and Bennett Hall, husband and wife, WHOSE address is 9126 South Wabash Avenue, Chicago 60619 (708) 474-6309**, hereinafter called grantor, for TWENTY-ONE THOUSAND AND NO/100 DOLLARS (\$21,000.00) and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **U.S. Bank National Association, as Trustee for GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6, WHOSE address is 60 Livingston Avenue, EM-MN-WS3D, St. Paul, Minnesota 55107 (300) 872-2657**, 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:

LOT 28 IN LAN-SHIRE LANES RESUBDIVISION OF LOTS 1 TO 48 INCLUSIVE INCLUDING VACATED ALLEY IN JUDD E. WELL'S SUBDIVISION OF THE WEST 1/3 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This being the identical property conveyed to the GRANTOR herein by Deed from Dorothy M. Foreman, divorced and not remarried dated October 2, 1979, recorded November 25, 1979 and filed as Instrument Number 25255099.

COMMONLY known as: 9126 South Wabash Avenue, Chicago, Illinois 60619

Assessor's Parcel Number: 25-03-300-090-0000

Order Number: 10398747

Reference Number: 7140084414

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,

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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.

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 4, 2005, by grantor in favor of **Mortgage Electronic Registration Systems, Inc., as Nominee for HLB Mortgage**, and recorded as Doc. No. 0530826148 real property records of Cook County, Illinois on the November 4, 2005 and according to public record the beneficial interest of the Mortgage was assigned to **U.S. Bank National Association, as Trustee for GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6** by assignment recorded April 12, 2016, as Doc. No. 1610342031.

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.

Dated this 9 day of Sept, 2016.

Catherine Hall  
Catherine Hall

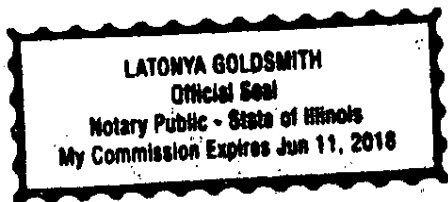
Bennett Hall  
Bennett Hall

STATE OF ILLINOIS

COUNTY OF COOK SS

The foregoing instrument was acknowledged before me this 9th day of SEPTEMBER, 2016, by **Catherine Hall and Bennett Hall**.

NOTARY RUBBER STAMP/SEAL



Latonya Goldsmith  
NOTARY PUBLIC  
LATONYA GOLDSMITH  
PRINTED NAME OF NOTARY  
MY Commission Expires: 6-11-18

REAL ESTATE TRANSFER TAX		17-Nov-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

25-03-300-090-0000 | 20161101682952 | 0-159-277-248  
\* Total does not include any applicable penalty or interest due.

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>L</u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>11/8/16</u>	<u>Goldsmith</u>
Date	Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		17-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-03-300-090-0000 | 20161101682952 | 0-704-024-768

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## EXHIBIT "B"

### ESTOPPEL AFFIDAVIT

STATE OF Illinois  
COUNTY OF Cook

**Catherine Hall and Bennett Hall, husband and wife**, 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 GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6**, dated the 9<sup>th</sup> day of September, 2016, conveying the following described property, to-wit:

LOT 28 IN LAN-SHIRE LANES RESUBDIVISION OF LOTS 1 TO 48 INCLUSIVE INCLUDING VACATED ALLEY IN JUDD E. WELL'S SUBDIVISION OF THE WEST 1/3 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID # **25-03-300-090-0000**

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 GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6**, 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 GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6**, 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 GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6**.

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 GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6**, 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 TWENTY-ONE THOUSAND AND NO/100 DOLLARS (\$21,000.00) by **U.S. Bank National Association, as Trustee for GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6**, and **U.S. Bank National Association, as Trustee for GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6**, 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 by the undersigned to **Mortgage Electronic Registration Systems, Inc., as Nominee for HLB Mortgage**, bearing the date of October 4, 2005, and recorded as Doc. No. 0530826148 real property records of Cook County, Illinois and according to public record the beneficial interest of the Mortgage was assigned to **U.S. Bank National Association, as Trustee for GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6** by assignment recorded April

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12, 2016, as Doc. No. 1610342031. 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 GSAA HomeEquity Trust 2006-6, Asset-Backed Certificates Series 2006-6**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

**WE (THE BORROWERS) UNDERSTAND THAT WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.**

Dated this 9 day of Sept, 2016.

Catherine Hall  
Catherine Hall

Bennett Hall  
Bennett Hall

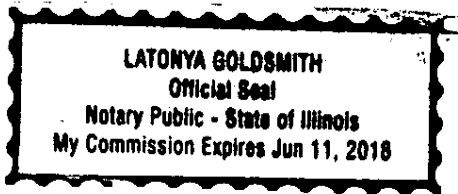
STATE OF ILLINOIS)

COUNTY OF COOK)

ss

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of SEPTEMBER, 2016, by **Catherine Hall and Bennett Hall**.

NOTARY RUBBER STAMP/SEAL



Latonya Goldsmith  
NOTARY PUBLIC

LATONYA GOLDSMITH  
PRINTED NAME OF NOTARY  
MY Commission Expires: 6-11-18

Prepared By:  
Leila H. Hansen, Esq.  
9041 South Pecos Road, Suite 3900  
Henderson, Nevada 89074

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

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## PLAT ACT AFFIDAVIT

State of Illinois

County of COOK } SS.

Catherine Hall, being duly sworn on oath, states that she resides at 9126 South Wabash Avenue, Chicago 60619. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Catherine Hall

SUBSCRIBED and SWORN to before me

this 9th day of SEPTEMBER, 2016.

LATONYA GOLDSMITH  
LATONYA GOLDSMITH



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## PLAT ACT AFFIDAVIT

State of Illinois

County of COOK } SS.

Bennett Hall, being duly sworn on oath, states that he resides at 9126 South Wabash Avenue, Chicago 60619. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Bennett Hall

SUBSCRIBED and SWORN to before me

this 9th day of SEPTEMBER, 2016.

LATONYA GOLDSMITH  
LATONYA GOLDSMITH



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## GRANTOR/GRANTEE STATEMENT

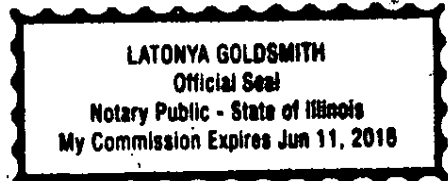
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Sept 9, 20 16

Signature: Catherine Hall  
Catherine Hall

Signature: Bennett Hall  
Bennett Hall

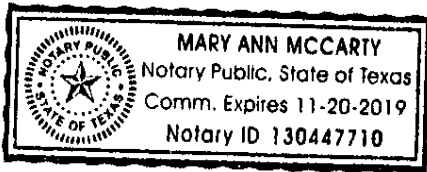
Subscribed and shown to before me  
By the said CATHERINE HALL AND BENNETT HALL  
This 9th day of SEPTEMBER 2016  
Notary Public LATONYA GOLDSMITH



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 September 30, 20 16

Signature: Alton D. Bryant Director, Liquidation and Short Sales



U.S. Bank National Association, as Trustee for  
GSAA HomeEquity Trust 2006-6, Asset-  
Backed Certificates Series 2006-6 By Ocean  
Loan Servicing, LLC as Attorney in Fact

Subscribed and shown to before me  
By the said Alton D. Bryant  
This 30th day of September 2016  
Notary Public Mary Ann McCarty

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.