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Prepared By:

Leila H. Hansen, Esq.
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Henderson, NV 89074
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Doc# 1633413071 Fee \$54.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2016 04:11 PM PG: 1 OF 9

~~After Recording Mail To Grantee:~~

Grantee: U.S. Bank National Association
60 Livingston Avenue EM-MN-WS3D
Saint Paul, MN 55107

Mail Tax Statement To Grantee:

Grantee: U.S. Bank National Association
60 Livingston Avenue EM-MN-WS3D
Saint Paul, MN 55107

PROPERTY OF COOK COUNTY CLERK'S OFFICE
SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENT PROCESSING SOLUTIONS, INC.
500 W. LAMBERT RD.
BREA, CA 92821

Order No. 10401576/10258933
Reference No. 70109178

DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

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

KNOWN ALL MEN BY THESE PRESENTS, that **Shawn Fagan and Keya Fagan, a divorced couple, who acquired title as husband and wife, not as tenants in common, not as joint tenants but as tenants by the entirety**, whose address is 16559 Woodlawn West Avenue, South Holland, Illinois 60473; Phone #: 312-805-2367, hereinafter called grantor, for \$91,000.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, whose address is 60 Livingston Avenue, EM-MN-WS3D, Saint Paul, Minnesota 55107, Phone #: 800-872-2657, 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:

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 Abdul Jabbar Muztar and Shams Eqbal Muztar, his wife dated June 22, 2005, recorded July 19, 2005 and filed of Record as Doc. No. 0520026179

COMMONLY known as: 16559 Woodlawn West Avenue, South Holland, Illinois 60473

Assessor's Parcel Number: 29-22-312-001-0000

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

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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 June 23, 2005, by grantor in favor of **Mortgage Electronic Registration Systems, Inc., solely as nominee for Aegis Funding Corporation**, and recorded as Doc. No. 0520026180 real property records of Cook County, Illinois on the July 19, 2005; and according to public record the beneficial interest of the Mortgage was assigned to **U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, by assignment recorded April 8, 2011, as Instrument No. 1109826142.

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.

Cook County Clerk's Office

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Dated this 30th day of September, 2016.

Shawn Fagan

Shawn Fagan

Keya Fagan

Keya Fagan

STATE OF Illinois)
COUNTY OF COOK) ss

The foregoing instrument was acknowledged before me this 30th day of September, 2016, by **Shawn Fagan and Keya Fagan.**

NOTARY RUBBER STAMP/SEAL



Beverly A. Brown
NOTARY PUBLIC

Beverly A. Brown
PRINTED NAME OF NOTARY
MY Commission Expires: June 10, 2020

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph L"
Section 31-45; Real Estate Transfer Tax Act

11/1/16 [Signature]
Date Buyer, Seller or Representative

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EXHIBIT "B"

ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

Shawn Fagan and Keya Fagan, a divorced couple, who acquired title as husband and wife, not as tenants in common, not as joint tenants but as tenants by the entirety, 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 registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, dated the 30th day of September 2010, conveying the following described property, to-wit:

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

Parcel ID # **29-22-312-001-0000**

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 registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, 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 registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, 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 registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**;

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 registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, 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 \$91,000.00 by **U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, and **U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, 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 June 23, 2005 by the undersigned to **Mortgage Electronic Registration Systems, Inc., solely as nominee for Aegis Funding Corporation**, and recorded as Doc. No. 0520026180 real property records of Cook County, Illinois on the July 19, 2005; and according to public record the beneficial interest of the Mortgage was assigned to **U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, by assignment recorded April 8, 2011, as Instrument No. 1109826142. 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.

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This affidavit is made for the protection and benefit of **U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4**, 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 30th day of September, 2016.

Shawn Fagan

Shawn Fagan

Keya Fagan

Keya Fagan

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 30th day of September, 2016, by **Shawn Fagan and Keya Fagan.**

NOTARY RUBBER STAMP/SEAL



Beverly A. Brown
NOTARY PUBLIC

Beverly A. Brown
PRINTED NAME OF NOTARY
MY Commission Expires: June 10, 2020

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

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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 SOUTH HOLLAND, AND DESCRIBED AS FOLLOWS:

LOT 23 IN THE FIRST ADDITION TO LAMPLIGHTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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 September 30, 2016



Signature: [Signature]
Shawn Fagan

Signature: [Signature]
Keya Fagan

Subscribed and shown to before me
By the said Shawn Fagan + Keya Fagan
This 30th day of September, 2016
Notary Public Beverly A. Brown

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 _____, 20____

Signature: [Signature]

U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4
By Ocwen Loan Servicing, LLC as Attorney in Fact

Subscribed and shown to before me
By the said _____
This _____ day of _____, 20____
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.

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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 _____, 20____

Signature: _____
Shawn Fagan

Signature: _____
Keya Fagan

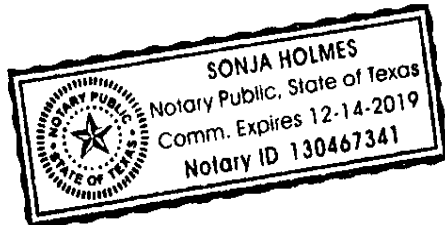
Subscribed and shown to before me
By the said _____
This _____ day of _____ 20____
Notary Public _____

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 October 25, 2016

Signature: Alton D. Bryant Director, Liquidation and Short Sales
U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4 By Ocwen Loan Servicing, LLC as Attorney in Fact

Subscribed and shown to before me
By the said Alton D. Bryant
This 25 day of October, 2016
Notary Public Sonja Holmes
Sonja Holmes



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.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Shawn Fagan & Keya Fagan**

Mailing Address: **16559 Woodlawn West**

Telephone No.: **312-805-2367**

Attorney or Agent: **N/A**

Telephone No.: **N/A**

Fax No. **312-727-0171**

Property Address: **16559 Woodlawn West**
South Holland, IL 60473

Property Index Number (PIN): **29-22-312-001-0000**

Water Account Number: **0220147003**

Date of Issuance: **11/23/16**

State of Illinois)
County of Cook)

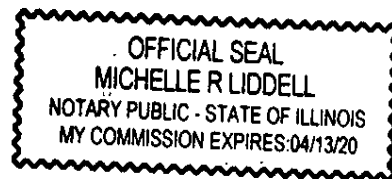
This instrument was acknowledged before
me on November 23, 2016 by

Michelle R Liddell
(Signature of Notary Public)

(SEAL)

VILLAGE OF SOUTH HOLLAND

By: [Signature]
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.