

# UNOFFICIAL COPY

**Prepared By:**  
Leila H. F. Ben, Esq.  
9041 S. Fross Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

**After Recording Mail To:**  
Self Help Ventures Fund  
7301 West Main Street  
Durham, North Carolina 27707

**Mail Tax Statement To:**  
Self Help Ventures Fund  
7301 West Main Street  
Durham, North Carolina 27707



Doc# 1706729067 Fee \$52.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2017 01:16 PM PG: 1 OF 8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. 0360975  
Reference No. 2100031323

## DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

KNOWN ALL MEN BY THESE PRESENTS, that **Eric W. Baker, a married man, and SeanPaul D. Harris, a married man, as joint tenants**, hereinafter called grantor, for \$229,800.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Self Help Ventures Fund**, 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 918 West Ainslie, LLC dated September 28, 2006, recorded September 29, 2006 and filed as instrument No. 0627218000

COMMONLY known as: 922 West Ainslie Street, Unit 1N, Chicago, Illinois 60640

Assessor's Parcel Number: 14-08-413-050-1016

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 event that grantee 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.

*bw*

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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 September 28, 2006, by grantor in favor of **National City Mortgage a Division of National City Bank**, and recorded at Doc. No. 0627218001 real property records of Cook County, Illinois on the September 29, 2006, and according to public record the beneficial interest of the Mortgage was assigned to PNC Mortgage, a Division of PNC Bank, National Association, Successor by Merger to National City Mortgage a Division of National City Bank to Residential Credit Solutions, Inc. by assignment recorded February 26, 2014, as Instrument No. 1405740002, and according to public record the beneficial interest of the Mortgage was assigned to Self Help Ventures Fund 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** 03-Mar-2017



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-08-413-050-1016 | 20170301619536 | 2-028-751-552

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 08-Mar-2017



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-08-413-050-1016 | 20170301619536 | 1-144-023-744

COOK County Clerk's Office

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Dated this 25<sup>th</sup> day of September, 2015.

Eric W. Baker  
Eric W. Baker

Sean Paul D Harris  
Sean Paul D. Harris

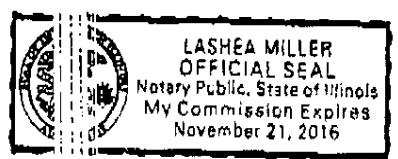
STATE OF Illinois )  
COUNTY OF Cook ) 98

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of September, 2015, by Eric W. Baker and Sean Paul D. Harris.

NOTARY RUBBER STAMP

Lasha Miller  
NOTARY PUBLIC

Lasha Miller  
PRINTED NAME OF NOTARY  
MY Commission Expires: 11/21/2016



AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>L</u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>02-22-17</u>	<u>Matthew Moses</u>
Date	Buyer, Seller or Representative

Matthew Moses  
ARDC # 6278082

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## EXHIBIT "B" ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK

**Eric W. Miller, a married man, and SeanPaul D. Harris, a married man, as joint tenants**, 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 **Self Help Ventures Fund**, dated the 23<sup>rd</sup> day of Sept., 2015, conveying the following described property, to-wit:

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

Parcel ID: 14-08-413-050-1016

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **Self Help Ventures Fund**, 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 **Self Help Ventures Fund**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **Self Help Ventures Fund**;

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 **Self Help Ventures Fund**, 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 \$229,800.00 by **Self Help Ventures Fund**, and **Self Help Ventures Fund**, 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 **National City Mortgage a Division of National City Bank**, bearing the date of September 28, 2006, and recorded at Doc. No. 0627218091 real property records of Cook County, Illinois, and according to public record the beneficial interest of the Mortgage was assigned to PNC Mortgage, a Division of PNC Bank, National Association, Successor by Merger to National City Mortgage a Division of National City Bank to Residential Credit Solutions, Inc. by assignment recorded February 26, 2014, as Instrument No. 1405740002, and according to public record the beneficial interest of the Mortgage was assigned to Self Help Ventures Fund 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 **Self Help Ventures Fund**, 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.



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

UNIT IN BUILDING 922 IN 918 WEST AINSLIE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 20 & 21 IN BLOCK 2 IN GEORGE F. SPOOR'S SUBDIVISION OF BLOCK 4 IN CORNARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF CENTER LINE OF ARGYLE STREET IN SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0514403088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

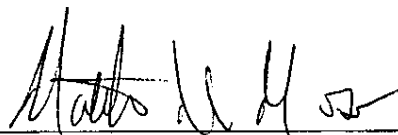
# UNOFFICIAL COPY

File # 14-14-00043

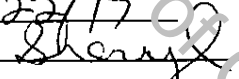
## STATEMENT BY GRANTOR AND GRANTEE

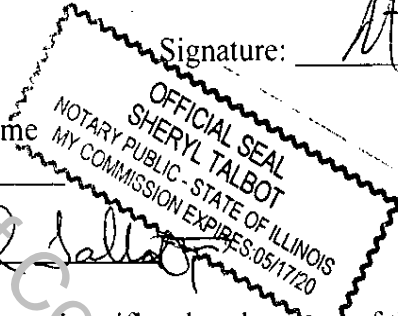
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 02-22-17

Signature:   
Grantor or Agent

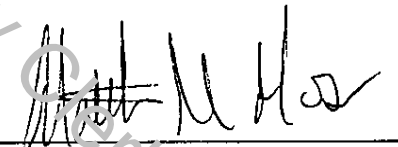
Matthew Moses  
ARDC# 6278082

Subscribed and sworn to before me  
By the said agent  
Date 2/22/17  
Notary Public 

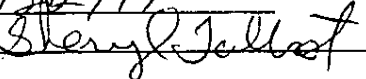


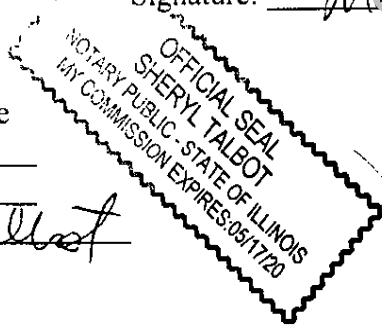
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 02-22-17

Signature:   
Grantee or Agent

Matthew Moses  
ARDC# 6278082

Subscribed and sworn to before me  
By the said agent  
Date 2/22/17  
Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

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## AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Matthew M. Moses, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Deed in lieu of foreclosure  
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Eric W. Baker Sean Paul A Harris  
(print name(s) of executor/grantor)

Self Help Ventures Fund  
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Attorney for the Grantee  
(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

Doc# 1706729067 Fee \$52.00

I state under oath that the original of this document is now LOST or NOT IN POSSESSION now record the same. Furthermore, to the best of my knowledge, the original document destroyed, or in any manner DISPOSED OF for the purpose of introducing this photostatic original version of this document. Finally, I, the Affiant, swear I have personal knowledge of the statement contained therein is both true and accurate.

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 03/08/2017 01:16 PM PG: 1 OF 8

Matthew M. Moses  
Affiant's Signature Above

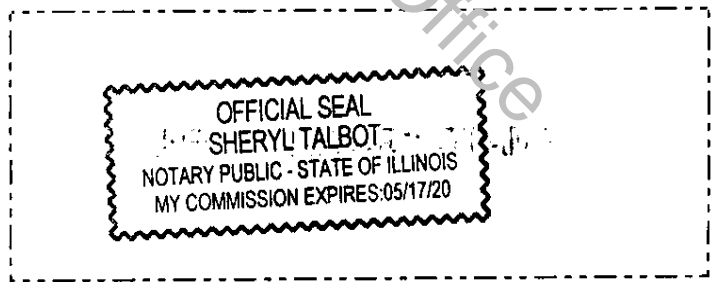
Matthew Moses  
ARDC# 6278082

03-22-17  
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

2/22/17  
Date Document Subscribed & Sworn Before Me

Sheryl Talbot  
Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.