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17109190040

Doc# 1710919004 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2017 01:25 PM PG: 1 OF 4

Preparer

Information Kenneth Johnson 230 W. Monroe Street, Ste 1125, Chicago, IL 60606 (312) 541-9710

Individual's Name Street Address City Phone

Address Tax Statement: FEDERAL NATIONAL MORTGAGE ASSOCIATION, 14221 Dallas Parkway, Suite 1000; Dallas, TX 75254

WARRANTY DEED IN LIEU OF FORECLOSURE

The GRANTOR(S) Howard D. Meyers and Adrienne Meyers, husband and wife as tenants by the entirety, whose address is 1030 S. Fernandez Avenue, Unit 2-B; Arlington Heights, IL 60005, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between GRANTOR(S) and the Grantee, FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, and the release of GRANTOR(S), to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on December 23, 2013 in the principal sum of \$122,850.00 that certain Mortgage securing said Note bearing even date thereof and recorded on January 17, 2014 as Document No. 1401757017 in the County of Cook, Illinois, Register of Deeds Office (Mortgage) and other "Security Documents" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant and convey to Grantee all interest in the following described real property in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

UNIT 2-B IN GREEN ACRES WEST CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF LOT 1 IN CHARLES G. MATTHIES SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 22, 1968 AND KNOWN AS TRUST NO. 2718 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21593528 RECORDED AUGUST 20, 1971 AS AMENDED BY DECLARATION RECORDED DECEMBER 22, 1971 AS DOCUMENT 21755430 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID LOT 1 AFORESAID (EXCEPTING THEREFROM ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1030 S. FERNANDEZ AVENUE, UNIT 2-B; ARLINGTON HEIGHTS, 60005

P.I.N.: 08-09-101-022-1015- VOL. 0049

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This Mortgage Release is an absolute conveyance and grant of all of GRANTOR(S)' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, GRANTOR(S) having sold, granted and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

It is expressly understood by the Parties that each Party shall bear its own costs in connection with the Dispute, Litigation, the Modification and this Agreement; and the Parties waive and release any claims they otherwise have or may have had to such costs and attorney's fees.

Please note that if you have an escrow account, unless otherwise required by applicable law, we will make your tax and/or insurance payments only if your account is less than 30 days delinquent or your account has sufficient funds. If your account is more than 30 days delinquent or has insufficient funds for disbursement, Seterus will not advance funds and you will be responsible for any tax or insurance payments, penalties or interest. Any remaining funds held by Seterus in your escrow, suspense or hazard claims account will be applied toward the remaining amounts owed.

Please also note that you agree that Fannie Mae keeps any hazard claim proceeds or interest accrued on those proceeds as a part of the DIL transaction (as opposed to disbursing those hazard claim proceeds to you).

GRANTOR(S) further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of GRANTOR(S)' selection; (b) that there are no agreements, oral or written, other than this Mortgage Release and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property except for a lease agreement and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for GRANTOR(S) waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

The execution and delivery of this Mortgage Release is and shall be construed as Grantee's release of GRANTOR(S) from any personal liability to the extent and as provided in the Settlement Agreement. This Mortgage Release maybe executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, GRANTOR(S) has executed this Mortgage Release as of the 9th day of JANUARY 2017

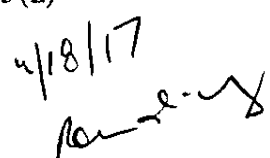
GRANTOR(S):


HOWARD D. MEYERS

GRANTOR (S):


ADRIENNE MEYERS

This Deed is exempt from tax under the provision of 35 ILCS 200/31-45 (L)

4/18/17


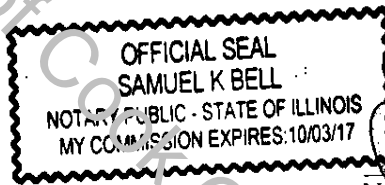
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STATE OF ILLINOIS)

COUNTY OF COOK)

On this 9th day of JAN., 2017, before me personally appeared Howard D. Meyers and Adrienne Meyers, husband and wife as tenants by the entirety, to me known to be the persons that executed the within Mortgage Release and acknowledged to me that they executed the same as their free act and deed for the uses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9th day of JAN., 2017



Samuel K. Bell
Notary Public

My Commissions Expires: 10/03/17

Tax Statements for the real property described in this instrument should be sent to:

Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

This document was drafted by
And is to be returned to:
Kenneth J. Johnson
Johnson, Blumberg & Associates, LLC
230 West Monroe Street; Suite 1125
Chicago, IL 60606

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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 and hold title to real estate under the laws of the State of Illinois.

Date: 4/18/17 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .

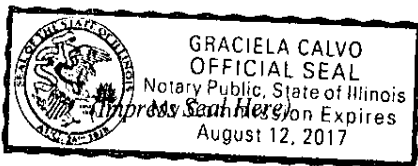


[Signature]
Notary Public

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.

Date: 4-18-17 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
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 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 Act.]