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RETURN TO:

Vantage Point Title Inc.
Attn: Default Services
25400 US Highway 19 North
Suite 135
Clearwater, FL 33763
File No. D-IL359509



Doc# 1719139121 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2017 12:12 PM PG: 1 OF 5

MAIL TAX STATEMENTS TO:

U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank
National Association, as Legal Title Trustee
c/o Fay Servicing, LLC., 440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

NAME & ADDRESS OF PREPARER:

Certified Document Solutions
c/o Attorney Margaret C. Damm
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

DEED IN LIEU OF FORECLOSURE

Tax exempt pursuant to 35 ILCS 200/31-45(l)

[By: Thomas A. Nichin Date: 5/25/2017]

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 25 day of MAY, 2017.

Amount Still Owing: \$149,869.84

Consideration Amount: \$0.00

THIS INDENTURE made and entered into on this 25 day of MAY, 2017, by and between **THOMAS G. NICHIN AND THERESA K. NICHIN, HUSBAND AND WIFE**, of 3239 Sunnyside, Brookfield, IL 60513, hereinafter referred to as Grantor(s) and **U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE** c/o Fay Servicing, LLC., 440 S. LaSalle Street, Suite 2000, Chicago, IL 60605, hereinafter referred to as Grantee(s).

Witnesseth, That consideration for this Deed is the release of liability owed by Grantor under the terms of the Promissory Note dated October 16, 2004 executed by Grantor in favor of Citicorp Trust Bank, FSB, and subsequently assigned to Grantee, to secure against the Property by Mortgage and to avoid foreclosure, and fees and costs associated with foreclosure. Grantor does hereby grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs and assigns all that certain land more fully described on the attached Exhibit "A":

SEE ATTACHED EXHIBIT "A"

Tax ID No.: 16-32-323-045-0000

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever

S Y
P S G
S N
SC Y
INT AB

T O W N O F C I C E R O	Town of Cicero	Address: 3708 S AUSTIN	Real Estate Transfer Tax
		City: Cicero	\$50.00
		Date: 07/05/2017	Payment Type: check
		Stamp #: 17-1844	Compliance #:
		By: mpalitta	Exempt

②

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GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Subject to that certain Mortgage/Deed of Trust from Theresa K. Nichin and Thomas G. Nichin, wife and husband (borrower) dated 10/16/2004 and filed on 10/21/2004 as Instrument 0429548080, of the official property records of Cook County, Illinois in the amount of \$203,207.25 and in favor of Citicorp Trust Bank, FSB. (Lender). Said Mortgage/Deed of Trust was assigned to U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee by Assignment recorded 12/5/2016 as Instrument 1634019119.

The parties to this agreement specifically intend that this conveyance shall not constitute a merger of the interest of Lender under the mortgage/deed of trust with the fee title conveyed to the lender. It is the intention of the parties that the property shall remain subject to the liens of the mortgage/deed of trust as well as any other security interests in other collateral that lender holds or may hold. The loan documents shall be and remain at all times valid and continuous liens on the property and other collateral subject only to lender's written and recorded releases as lender may, in its sole discretion, subsequently execute.

This deed is an absolute conveyance, the grantor(s) having sold said land to the grantee(s) for a fair and adequate consideration. Grantor(s) declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor(s) and grantee(s) with respect to said land.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 25 day of May, 2017.

Thomas G. Nichin
Thomas G. Nichin

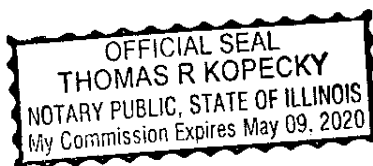
Theresa K. Nichin
Theresa K. Nichin

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 5.25.17 by Thomas G. Nichin and Theresa K. Nichin.

Thomas R. Kopeccky
Notary Public Thomas R. Kopeccky

My commission expires 5.8.20



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MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

EXEMPT under provisions of Paragraph (l) Section 31-45, Property Tax Code.

Date: 5-25-17

Thomas G. Michin

5/25/2017

Buyer, Seller or Representative

Date

Thomas G. Michin

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property of Cook County Clerk's Office

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EXHIBIT "A"

The South thirty (30) feet of the East one hundred twenty five (125) feet of Lot one (1) in the Subdivision of the Southeast quarter of the Southwest quarter and the South half of the Southwest quarter of the Southwest quarter of Section thirty two (32), Township thirty nine (39) North, Range thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois, AND the East ½ of the vacated alley lying West of and adjoining said Lot.

Commonly Known As: 3708 South Austin Boulevard, Cicero, IL 60804
Parcel ID: 16-32-323-045-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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.

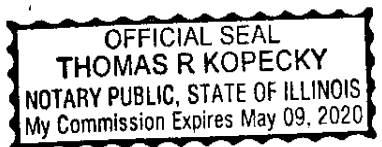
Dated 5.25, 2017

Signature: Theresa K. Nichten Thomas Stiel
Grantor, or Agent

Subscribed and sworn to before me

By the said THOMAS G NICHEN & THERESA K NICHEN
This 25 day of MAY, 2017

W. R. Kopec
Notary Public
My commission expires: 5.9.20



The Grantee or her/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.

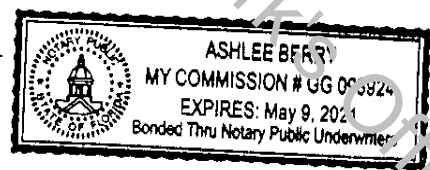
Dated June 8, 2017

Signature: Kraig Kirchner
Grantee, or Agent

Subscribed and sworn to before me

By the said Kraig Kirchner
This 8 day of June, 2017

Ashlee Berry
Notary Public Ashlee Berry
My commission expires: 5-9-21



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.

(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.)