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Doc# 1720606140 Fee \$72.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/25/2017 03:11 PM PG: 1 OF 5

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made the 5/11/17, Two Thousand Seventeen,

BETWEEN

MYxLAB Enterprises, LLC, an Illinois LLC, for the purpose of winding up its affairs, grants to

JPMORGAN CHASE BANK, N.A., 3415 Vision Drive, Columbus, OH 43219

WITNESSETH, that the party of the first part, in consideration of One Dollar and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

That certain lot or parcel of land situated in the City of Chicago, County of Cook, State of Illinois to wit:

Lot 9 and the North 1/2 of Lot 10 in Block 15 in the New Roseland, being a subdivision of part of Fractional Section 33, North of the Indian Boundary Line, and part of Fractional Section 28 and 33, South of the Indian Boundary Line, all in Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.


Tax ID: 25-33-110-054-0000

The street address of this property is: 12858 South Emerald, Chicago, IL 60628



Being the same premises which Joan L. Cole conveyed to Michele Broils by deed dated September 16, 1982 and recorded September 21, 1982, as Document No. 26357320, in the Recorder's Office of Cook County, Illinois. Michele L. Broils then conveyed said property by Quitclaim Deed dated November 6, 2006 and recorded November 13, 2006 as Document No. 0631722026 in the Recorder's Office of Cook County, Illinois, to MYxLAB Enterprises, LLC., for which Michele Broils signed as Agent for the Grantee.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

Rivok

REAL ESTATE TRANSFER TAX	26-Jul-2017
	
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-33-110-054-0000 | 20170701696071 | 0-024-876-480

REAL ESTATE TRANSFER TAX	26-Jul-2017
 	
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-33-110-054-0000 | 20170701696071 | 0-567-459-264

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

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This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage or security of any kind. This deed is given in lieu of foreclosure of a certain mortgage given by Michele Broils, an unmarried woman, to Washington Mutual Bank, FA, dated March 18, 2005 and recorded March 31, 2005, as Document No.: 0509049224, in the Recorder's Office of Cook County, Illinois, in the amount of \$100,500.00; and as assigned to JPMorgan Chase Bank, N.A., by assignment dated July 21, 2014 and recorded August 12, 2014, in the Recorder's Office of Cook County as Document No.: 1422408100.

IT BEING the intention of the parties that the aforementioned mortgage shall not merge into the fee interest conveyed hereby, but that such mortgage shall remain as a good and valid mortgage, separate and apart from any other interest of the party of the second part in the fee.

AND the parties of the first part covenant that the parties of the first part have not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the parties of the first part covenant that the parties of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose. The word "parties" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

(Signature Page to Follow)

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IN WITNESS WHEREOF, the parties of the first part have duly executed this deed the day and year first above written.

IN PRESENCE OF:

Michele Broils, as Authorized Signor for MYxLAB Enterprises, LLC, an Illinois LLC

STATE OF TEXAS

COUNTY OF Collin

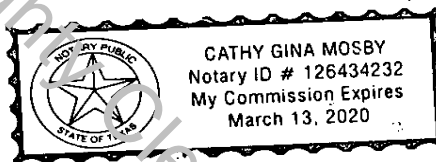
This instrument was acknowledged before me on 16th May, 2017 (date) by Michele Broils, as Authorized Signor for MYxLAB Enterprises, LLC (name or names of person or persons acknowledging).

Notary Public

Printed Name: Cathy Gina Mosby

My Commission Expires:

March 13, 2020



Exempt under 35 ILCS 200/31-45 paragraph (l) Section 4, Real Estate Transfer Act

Date: May 16th 2017

Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

Michele Broils, as Authorized Signor for
MYxLAB Enterprises, LLC, an Illinois LLC

STATE OF TEXAS

COUNTY OF Collin

This instrument was acknowledged before me on 16th May, 2017 (date) by
Michele Broils, as Authorized Signor for MYxLAB Enterprises, LLC (name or names of
person or persons acknowledging).

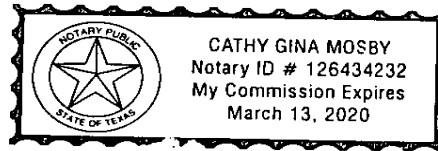
Cathy Gina Mosby

Notary Public

Printed Name: Cathy Gina Mosby

My Commission Expires:

March 13, 2020



PROPERTY OF COOK County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor affirms that, to the best of Grantor's 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 May 16th, 2017

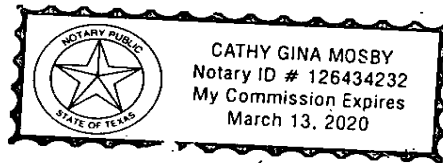
Signature: Michele Broils
Michele Broils, as Authorized Signor for
MYxLAB Enterprises, LLC, as Illinois LLC, Grantor

Subscribed and sworn to before me

By the said Michele Broils

This 16th day of May, 2017

Notary Public Cathy Gina Mosby



The Grantee or its 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.

Date May 18, 2017

JPMorgan Chase Bank, N.A.

Signature: Cathleen Birli, Grantee or Agent

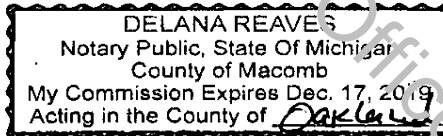
Name: Cathleen Birli
Title: Vice President

Subscribed and acknowledged before me

By the said Cathleen Birli

This 18 day of May, 2017

Notary Public Delana Reaves



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 DuPage County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)