

# UNOFFICIAL COPY

RETURN TO:

Vantage Point Title, Inc.  
Attn: Default Services  
25400 US 19 North, Suite 135  
Clearwater, FL 33763  
File No. D-IL409715



Doc# 1721534055 Fee \$46.00

MAIL TAX STATEMENTS TO:

PROF-2014-S2 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee  
Loss Mitigation Specialist, Fay Servicing, LLC, 440 S. LaSalle St. Suite 2000  
Chicago, IL 60605

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/03/2017 11:41 AM PG: 1 OF 5

NAME & ADDRESS OF PREPARER:

Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1561  
Brookfield, WI 53045

DEED IN LIEU OF FORECLOSURE

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

[By: Kraig Richter, agent Date: 6/30/2017]

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 30 day of June, 2017.

Amount Still Owing: \$165,284.31  
Consideration Amount: \$0.00

THIS INDENTURE made and entered into on this 30 day of June, 2017, by and between **ELLO BANKS AND MARY A. BANKS, HUSBAND AND WIFE**, of 4160 West 189<sup>th</sup>, Country Club Hills, IL 60478, hereinafter referred to as Grantors and **PROF-2014-S2 LEGAL TITLE TRUST, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE** c/o Fay Servicing, LLC, 440 S. LaSalle St. Suite 2000, Chicago, IL 60605, hereinafter referred to as Grantees.

Witnesseth, That consideration for this Deed is the release of liability owed by Grantor under the terms of the Promissory Note dated May 15, 2007 executed by Grantor in favor of MERS as nominee for Universal Financial Group, Inc., 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 Grantees, their heirs and assigns all that certain land more fully described on the attached Exhibit "A":

SEE ATTACHED EXHIBIT "A"

Tax ID No.: 31-03-416-014-0000

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.

7-25-17  
City of Country Club Hills  
EXEMPT  
Real Estate Transfer Stamp

CCRD REVIEW

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 Ello Banks and Mary A. Banks, husband and wife (borrower) dated 5/15/2007 and filed on 8/27/2007 as Instrument 0723926099, of the official property records of Cook County, Illinois in the amount of \$195,500.00 and in favor of MERS as nominee for Universal Financial Group, Inc. (Lender). Said Mortgage/Deed of Trust was assigned to PROF-2014-S2 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee by Assignment recorded July 28, 2015 as Instrument 1520949019.

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 grantors having sold said land to the grantees for a fair and adequate consideration. Grantors declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantors and grantees 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 30 day of

JUNE, 2017.

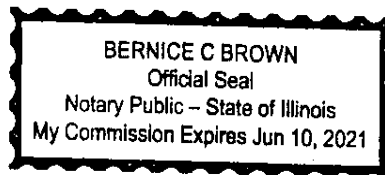
[Signature]  
Ello Banks

[Signature]  
Mary A. Banks

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 30 June 2017 by Ello Banks and Mary A. Banks.

[Signature]  
Notary Public Bernice C. Brown  
My commission expires 06-10-2021



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

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

Date: JUN 30, 2017

E. Banks 6/30/17  
Buyer, Seller or Representative Date

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.

COOK COUNTY CLERK'S OFFICE

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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 108 IN TIERRA GRANDE UNIT NUMBER 3, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly Known As: 4180 West 189th, Country Club Hills, IL 60478  
Parcel ID: 31-02-416-014-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

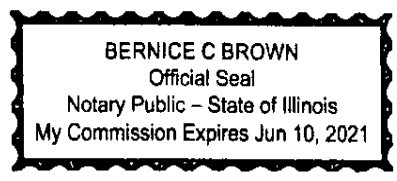
Dated June 30, 20 17

Signature: [Signature] Mary A. Banks  
Grantor, or Agent

Subscribed and sworn to before me

By the said [Signature] Ellie Banks + Mary A. Banks  
This 30 day of June, 20 17

Bernice C. Brown  
Notary Public  
My commission expires: 06-10-2017



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.

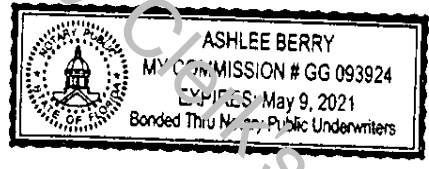
Dated July 17, 20 17

Signature: [Signature]  
Grantee, or Agent

Subscribed and sworn to before me

By the said [Signature] Kraig Kircher  
This 17 day of July, 20 17

[Signature]  
Notary Public  
My commission expires: 5-9-21  
Ashlee Barry



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.)