

# UNOFFICIAL COPY

**RETURN TO:**

Vantage Point Title Inc.  
Attn: Default Services  
25400 US Highway 19 North  
Suite 135  
Clearwater, FL 33763  
File No. D-IL407624



**MAIL TAX STATEMENTS TO:**

PROF-2013-S3 Legal Title Trust II, by U.S. Bank National  
Association, as Legal Title Trustee  
440 S. LaSalle St. Suite 2000  
Chicago, IL 60605

Doc# 1728344040 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/10/2017 12:54 PM PG: 1 OF 5

**NAME & ADDRESS OF PREPARER:**

Certified Document Solutions  
c/o Attorney Margaret C. Dana  
17345 Civic Drive, Unit 1901  
Brookfield, WI 53045

**DEED IN LIEU OF FORECLOSURE**

Tax Exempt pursuant to 35 ILCS 200/31-45(I)

[By: [Signature] Date: 9-26-2017]

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 26 day of Sept, 2017

Amount Still Owing: \$191,236.40  
Consideration Amount: \$0.00

THIS INDENTURE made and entered into on this 26 day of Sept, 2017, by and between **EMAD HADDAD, SINGLE**, of 4512 West Schubert Avenue, Chicago, IL 60639, hereinafter referred to as Grantor and **PROF-2013-S3 LEGAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE** 440 S. LaSalle St. Suite 2000, Chicago, IL 60605, hereinafter referred to as Grantee.

Witnesseth, That consideration for this Deed is the release of liability owed by Grantor under the terms of the Promissory Note dated July 16, 2007 executed by Grantor in favor of JPMorgan Chase Bank, N.A. 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, their heirs and assigns all that certain land more fully described on the attached Exhibit "A":

SEE ATTACHED EXHIBIT "A"

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.

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



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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.

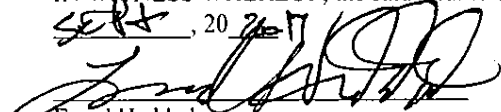
Subject to that certain Mortgage/Deed of Trust from Emad Haddad, unmarried (borrower) dated 7/16/2007 and filed on 9/20/2007 in Instrument 0726342135, of the official property records of Cook County, Illinois in the amount of \$190,000.00 and in favor of JPMorgan Chase Bank, N.A. (Lender). Said Mortgage/Deed of Trust was assigned to PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as legal title Trustee by Assignment recorded January 4, 2017 in Instrument 1700417044.

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 having sold said land to the grantee for a fair and adequate consideration. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor and grantee 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 26 day of

Sept, 20 2017  
  
Emad Haddad


STATE OF Illinois  
COUNTY OF Cook



This instrument was acknowledged before me on 9-26-17 by Emad Haddad.

  
Notary Public Eleni Botinis

My commission expires 4.17.20



REAL ESTATE TRANSFER TAX	10-Oct-2017
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	10-Oct-2017
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

13-27-306-035-0000 | 20171001635161 | 1-595-658-176

13-27-306-035-0000 | 20171001635161 | 2-043-891-648

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

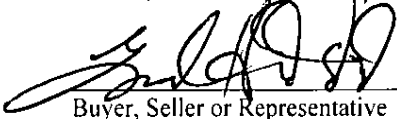
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MUNICIPAL TRANSFER STAMP (If Required) Cook  
COUNTY/ILLINOIS TRANSFER STAMP

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.

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

Date: 9-26-2017

  
Buyer, Seller or Representative

9-26-2017  
Date

*Emad Haddad*

Property of 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 35 AND THE EAST 4 1/2 FEET OF LOT 34 IN BLOCK 7 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4512 West Schubert Avenue, Chicago, IL 60639  
Parcel ID: 13-2-306-035-0000

Property of Cook County Clerk's Office

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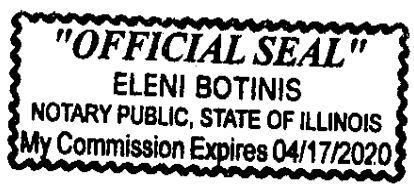
## STATEMENT BY GRANTOR AND GRANTEE

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 Sept 26 - 2017  
Signature: [Signature]  
Grantor, or Agent

State of Illinois County of Cook

Subscribed and sworn to before me  
By the said Emad S Haddad  
This 26, day of September, 2017  
[Signature]  
Notary Public  
My commission expires: 4.17.20



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 10/5, 2017  
Signature: [Signature]  
Grantee, or Agent



Subscribed and sworn to before me  
By the said Kraig Kinchar  
This 5th, day of October, 2017  
[Signature]  
Notary Public Ashlee Berry  
My commission expires: 5/9/2021

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.)