

AFTER RECORDING RETURN TO
SYNRGO, INC
590 W LAMBERT RD.
BREA, CA 92821

UNOFFICIAL COPY

Grantee:
Deutsche Bank National Trust Company
1761 East Saint Andrew Place
Santa Ana, CA 92705

Prepared By:
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

~~After Recording Mail To:~~
Deutsche Bank
1761 East Saint Andrew Place
Santa Ana, California 92705

Mail Tax Statement To:
Deutsche Bank
1761 East Saint Andrew Place
Santa Ana, California 92705



18200130360

Doc# 1820013036 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2018 02:47 PM PG: 1 OF 7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. 11183739
Reference No. 7439535477/11112556

1112586 DIL

DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

KNOWN ALL MEN BY THESE PRESENTS, that Gladys Nieves, a widow, whose address is 2509 North Ridgeway Avenue, Chicago, Illinois 60647, hereinafter called grantor, for \$173,000.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9, 1761 East Saint Andrew Place, Santa Ana, California 92705, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the Cook County, Illinois, described as follows:

LOT 18 (EXCEPT THE SOUTH 7.16 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 19 ALL IN BALDWIN DAVIS SUBDIVISION OF LOTS 5, 6 AND 8 IN BLOCK 2 IN HAGEN AND BROWN'S ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This being the identical property conveyed to the GRANTOR herein by Deed from Dennis Callahan, married dated June 15, 2005, recorded June 27, 2005 and filed as Instrument No. 0517841277

COMMONLY known as: 1731 North Harding Avenue, Chicago, Illinois 60647

Assessor's Parcel Number: 13-35-316-036-0000 Exemption code: (35 ILCS 200/31-45) (1)

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON TITLE.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct. By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceedings to foreclosure that mortgage, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.


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Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.



The true and actual consideration for this transfer consists of grantee's waiver of its right to bring an action against Grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action stated above with respect to that document bearing the date of June 15, 2005, by grantor in favor of **Mortgage Electronic Registration Systems, Inc., solely as Nominee for First National Bank of Arizona**, and recorded at Doc. No. 0517841278 real property records of Cook County, Illinois on the June 27, 2005, and according to public record the beneficial interest of the Mortgage was assigned to **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset Backed Pass-Through Certificates, Series 2005-QA9** by assignment recorded **February 14, 2017**, as Instrument No. **1704533115**

In construction this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

REAL ESTATE TRANSFER TAX		17-Jul-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

13-35-316-036-0000 | 20180701628868 | 1-316-649-760

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

REAL ESTATE TRANSFER TAX		19-Jul-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-35-316-036-0000 | 20180701628868 | 0-717-244-192

UNOFFICIAL COPY

Dated this 16th day of October, 20 17.

Gladys Nieves
Gladys Nieves

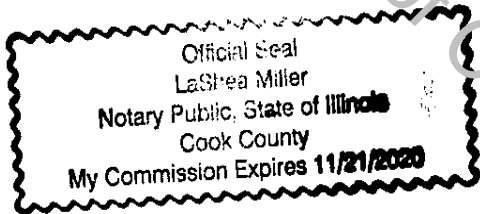
STATE OF Illinois)

SS

COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 16th day of October, 20 17, by Gladys Nieves.

NOTARY RUBBER STAMP/SEAL



LaShea Miller
NOTARY PUBLIC

LaShea Miller
PRINTED NAME OF NOTARY
MY Commission Expires: 11/21/2020

AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph <u>L</u> " Section 7-45; Real Estate Transfer Tax Act	
<u>10/16/2017</u>	<u>Gladys Nieves</u>
Date	Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT "B" ESTOPPEL AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

Gladys Nieves, a widow, being first duly sworn, depose and say: "That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**, dated the _____ day of October 16, 2017, conveying the following described property, to-wit:

LOT 18 (EXCEPT THE SOUTH 7.16 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 19 ALL IN BALDWIN DAVIS SUBDIVISION OF LOTS 5, 6 AND 8 IN BLOCK 2 IN HAGEN AND BROWN'S ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID # 13-35-316-036-0000 Exemption code: (35 ILCS 200/31-45) (L)

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**;

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditor or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**, who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiants of the sum of \$173,000.00 by **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**, and **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**, agreement to forebear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage referred to herein, document dated by the undersigned to **Mortgage Electronic Registration Systems, Inc.**, solely as Nominee for **First National Bank of Arizona**, bearing the date of June 15, 2005, and recorded at Doc. No. 0517841278 real property records of Cook County, Illinois, and according to public record the beneficial interest of the Mortgage was assigned to **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9** by assignment recorded **February 14, 2017**, as Instrument No. 1704533118. At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of **Deutsche Bank National Trust Company, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

WE (THE BORROWERS) UNDERSTAND THAT WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated this 16th day of October, 2017.

Gladys Nieves

Gladys Nieves

STATE OF ILLINOIS)

COUNTY OF COLE)

ss

The foregoing instrument was acknowledged before me this 16th day of October, 2017, by Gladys Nieves.

NOTARY RUBBER STAMP/SEAL



LaShea Miller

NOTARY PUBLIC

LaShea Miller

PRINTED NAME OF NOTARY
MY Commission Expires: 11/21/2020

Prepared By:
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

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 (**ABI**) 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 another 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: Oct 16, 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

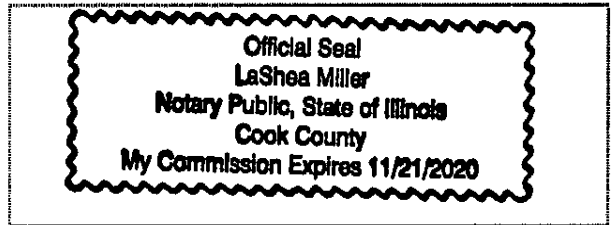
Subscribed and sworn to before me, Name of Notary Public: LaShea Miller

By the said (Name of Grantor): Gladys Nieves

On this date of: Oct 16, 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: _____, 20____

SIGNATURE: _____
GRANTEE or AGENT
By Ocwen Loan Servicing, LLC as attorney-in-fact

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Deutsche Bank National Trust Company

On this date of: _____, 20____

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

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 (**ABI**) 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 another 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: _____, 20

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

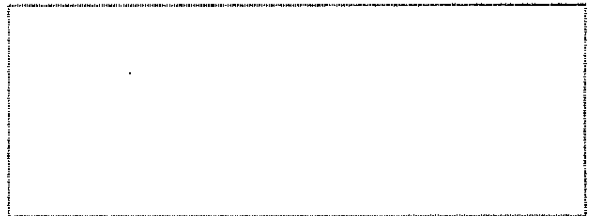
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Gladys Nieves

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 | 24 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT
By Ocwen Loan Servicing, LLC as attorney-in-fact

Michael Rapp

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

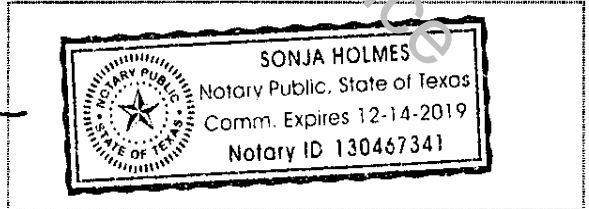
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Deutsche Bank National Trust Company

On this date of: 10 | 24 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

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