

# UNOFFICIAL COPY



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Doc# 1825045021 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2018 12:12 PM PG: 1 OF 5

Prepared By: Michael C. Riddle

Loan No. 10657592  
Borrower: DARRYL W. JEFFERSON

Data ID: 371

## AFFIDAVIT (DEED-IN-LIEU OF FORECLOSURE)

Before me, the undersigned authority, on this 21 day of Aug, 2018, personally appeared DARRYL W. JEFFERSON, DIVORCED AND NOT SINCE REMARRIED, AND TAQUANDA HURST, DIVORCED AND NOT SINCE REMARRIED ("Affiant"), who being first duly sworn upon oath, deposes and says:

1. That Affiant(s) is/are the [sole] owner(s) of the property commonly known as 4830 SOUTH INDIANA AVENUE, CHICAGO, IL 60615 ("Property") and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

2. That Affiant executed that certain Mortgage/Deed of Trust/Security Deed/Trust Deed ("Security Instrument") dated June 6, 2012 to secure a mortgage loan in the original principal amount of \$203,500.00 ("Loan"), which Loan is now held by FEDERAL HOME LOAN MORTGAGE CORPORATION ("Lender").
3. That Affiant is in default of payment of the Loan or other terms and conditions of the Security Instrument.
4. That Affiant requested Lender to accept a deed-in-lieu of foreclosure; and that Affiant was not coerced or forced by Lender in any way to execute such deed-in-lieu of foreclosure.
5. That Affiant is not involved in, or party to, litigation other than foreclosure or bankruptcy involving the Property, the Security Instrument or the Loan.
6. That there are no subordinate liens on the Property, except:

7.  That Affiant is not an active duty military servicemember of the U.S. Armed Forces or any state or federal national guard unit.
8. That the Property is the principal residence of Affiant.
9. That the Property has been in my/our possession since the date of conveyance to me/us, and such ownership and possession has been uninterrupted and continuous, open, notorious, hostile and adverse to all others and exclusive of the right or claim of any other person or persons and my/our title has never been disputed or questioned.
10. That Affiant has not entered into a contract for the purchase of the Property and has no knowledge of any facts by reason of which the possession or title may be called in question.
11. That Affiant has been advised and has had opportunity to consult with legal or financial counsel with regard to the possible tax consequences if any portion of the outstanding debt is forgiven by Lender, and has been made aware of IRS Publication 544, Sales and Other Dispositions of Assets.
12. That Affiant is not aware of any environmental condition or contamination on the Property.

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Loan No: 10657592

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- 13. That Affiant assigns all insurance proceeds to Lender under any claim made upon homeowner's hazard/fire/flood/wind policy maintained on the Property, and agrees to assist, as reasonably requested by Lender, in pursuit of any such claims.
- 14. That Affiant and Lender agree that the reasonable value of the Property is \$109,210.00, as of the date of the deed-in-lieu of foreclosure.
- 15. That Affiant relinquishes and waives a claim to an amount, if any, that Lender may receive in a subsequent sale of the Property that exceeds the agreed upon reasonable value of the Property.
- 16. That this Affidavit is made to induce Lender to accept a deed-in-lieu of foreclosure on the Property.

Date: Aug-24-2018

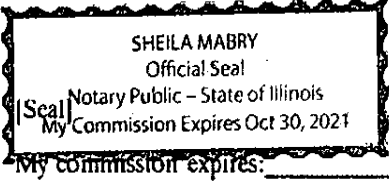
Darryl W. Jefferson (Seal)  
 DARRYL W. JEFFERSON —Affiant

\_\_\_\_\_ (Seal)  
 TAQUANDA HURST —Affiant

STATE of Ill  
 COUNTY of Will or Kendall

§  
 §

Signed and sworn to before me on the 24 day of August 2018



Sheila Mabry (Signature)  
 Notary Public  
Sheila Mabry (Printed Name)

My commission expires: 10/30/21

Cook County Clerk's Office

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- 13. That Affiant assigns all insurance proceeds to Lender under any claim made upon homeowner's hazard/fire/flood/wind policy maintained on the Property; and agrees to assist, as reasonably requested by Lender, in pursuit of any such claims.
- 14. That Affiant and Lender agree that the reasonable value of the Property is \$109,210.00, as of the date of the deed-in-lieu of foreclosure.
- 15. That Affiant relinquishes and waives a claim to an amount, if any, that Lender may receive in a subsequent sale of the Property that exceeds the agreed upon reasonable value of the Property.
- 16. That this Affidavit is made to induce Lender to accept a deed-in-lieu of foreclosure on the Property.

Date: Aug 25, 2018

DARRYL W. JEFFERSON (Seal) Affiant

Taquanda Hurst (Seal) Affiant  
TAQUANDA HURST - Affiant

STATE of Ill  
COUNTY of Cook

§  
§

Signed and sworn to before me on the 25 day of Aug, 2018

Helen F. Mitchell-Carter  
Notary Public  
Helen F. Mitchell-Carter  
(Printed Name)

[Seal]  
My commission expires: 11/20/21



CLERK'S OFFICE OF COOK COUNTY

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"Exhibit A"

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:  
Unit 4830-301 and Parking Space 1S together with its undivided percentage interest in the common  
elements in 4828-32 South Indiana Avenue Condominium, as delineated and defined in the Declaration  
recorded September 10, 2003 as Document No. 0325319135, in the Northwest Quarter of Section 10,  
Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID: 20-10-108-026-1008; 20-10-108-026-1019

Property of  
COOK COUNTY  
RECORDER OF DEEDS  
COOK COUNTY  
RECORDER OF DEEDS  
Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT STATEMENT BY GRANTOR AND GRANTEE  
Section 35 ILCS 200/1-4

### 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: 9 | 7 | 2018

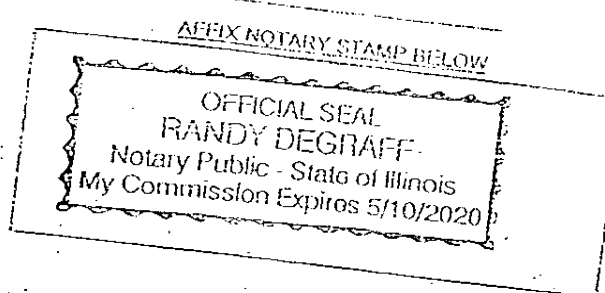
SIGNATURE: [Signature]  
GRANTOR or AGENT

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:

By the said (Name of Grantor):

On this date of: \_\_\_\_\_ | 20

NOTARY SIGNATURE: [Signature]



### 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: 9 | 7 | 2018

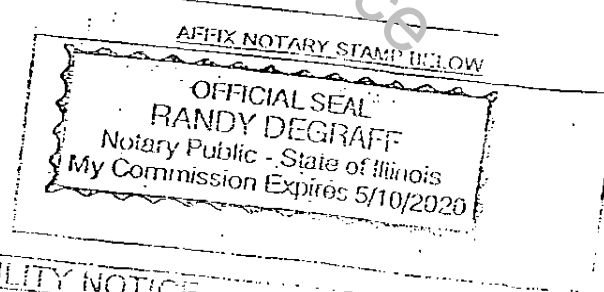
SIGNATURE: [Signature]  
GRANTEE or AGENT

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):

On this date of: \_\_\_\_\_ | 20

NOTARY SIGNATURE: [Signature]



**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 each subsequent offense.  
This document is a public document filed in Cook County, Illinois, a document under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/4-1)