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RECORD AND RETURN TO:

Vantage Point Title, Inc.
Attn: Default Services
25400 US Highway 19 North, Suite 135
Clearwater, FL 33763
File No. D-IL479133



Doc# 1826716017 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/24/2018 12:25 PM PG: 1 OF 5

MAIL TAX STATEMENTS TO:

NRZ REO X LLC
c/o Fay Servicing, LLC, 440 S. La Salle Street, Suite 2000
Chicago, IL 60605

NAME & ADDRESS OF PREPARER:

Coast to Coast Document Services, LLC
Attorney Margaret C. Daun
124 W Freistadt Road, Unit 34
Thiensville, WI 53092

DEED IN LIEU OF FORECLOSURE

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

[By: King Raut Date: 9/2/2018]

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 12 day of September, 2018.

Amount Still Owning: \$291,413.09

Consideration Amount: \$0.00


THIS INDENTURE made and entered into on this 6 day of September, 2018, by and between **ANGELICA GUERRERO, A MARRIED WOMAN, JOINED BY PER SPOUSE, REYNOL A. CUELLAR DEL CRUZ**, of 4525 West 66th Street, Chicago, IL 60629, hereinafter referred to as Grantor, and **NRZ REO X LLC, c/o Fay Servicing, LLC, 440 S. La Salle Street, 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 December 30, 2005, executed by Grantor, in favor of MERS as nominee for Countrywide Home Loans, 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 Grantee and Grantee's administrators, successors and assigns, all that certain land more fully described as follows:

LOT 7 IN THE MARIAN ADDITION TO PRINCE BUILDERS SUBDIVISION UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THEN NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4525 West 66th Street, Chicago, IL 60629
Parcel ID: 19-22-130-023-0000

S Y
P 566
S N
SC Y
INTA

REAL ESTATE TRANSFER TAX		24-Sep-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		24-Sep-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-22-130-023-0000 | 20180901689258 | 1-853-581-472

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

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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 administrators, successors and assigns, forever.

Grantor does hereby covenant with and represent unto the said Grantee and unto Grantee's administrators, successors and assigns, that she is 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 she has a good and lawful right to sell and convey the same as aforesaid and that she will forever warrant and defend the title to same unto the said Grantee and unto Grantee's administrators, successors and assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

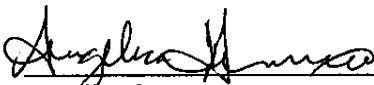
Subject to that certain Mortgage from Angelica Guerrero, an unmarried woman (borrower) dated December 30, 2005 and filed on February 7, 2006 as Document No. 0603840086, of the official property records of Cook County, Illinois in the amount of \$225,600.00 and in favor of MERS as nominee for Countrywide Home Loans, Inc. (Lender). Said Mortgage was modified by Modification Agreement recorded April 15, 2014 as Document No. 1410555011. Said Mortgage was assigned to Citibank, N.A., not in its individual capacity, but solely as Trustee of NRZ Pass-Through Trust VI by Assignment recorded May 12, 2016 as Document No. 1613570043.

The parties to this agreement specifically intend that this conveyance shall not constitute a merger of the interest of Lender under the Mortgage 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 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 Grantor has hereunto set her hand and seal on this 6 day of September, 2018.



 Angelica Guerrero



 Reynol A. Cuellar Del Cruz

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STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 6 Sept, 2018, by Angelica Guerrero and Reyno A. Orejar Del Cruz.

Shana Henderson
Notary Public
My commission expires 2/25/2020



**COOK COUNTY
RECORDER OF DEEDS**

Clerk's Office

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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: 9/1/2018

King Kaku 9/1/2018
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.

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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.

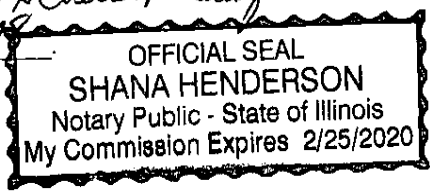
Dated September 06, 2018

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me

By the said Angelica Guerrero + Lymel A Cuellar Del Cruz
This 6 day of September, 2018

[Handwritten Signature]
Notary Public
My commission expires: 02-25-2020



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.

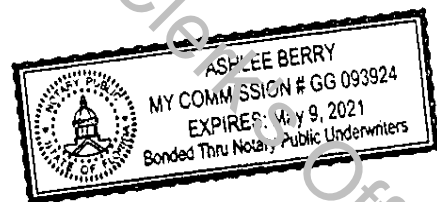
Dated Sept. 18, 2018

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me

By the said Kraig Kircho
This 18 day of September, 2018

[Handwritten Signature]
Notary Public Ashlee Berry
My commission expires 5-9-21



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.)