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Doc# 1833257061 Fee \$56.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/28/2018 01:00 PM PG: 1 OF 10

After Recording Return To:

RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:

RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

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Loan No.: 2300344511
Investor No.: 889311994

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that James J. Frank and Kristen Jepsen, husband and wife, whose address is 183 Southcote Rd., Riverside, Illinois 60546 ("Grantor") herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto Federal Home Loan Mortgage Corporation, whose address is 8000 Jones Branch Dr, McLean, VA 22102

its successors and assigns, all of the following described premises situated in the County of Cook ("Grantee"), State of Illinois, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

See Exhibit "B" attached hereto and made a part hereof

PIN: 15-13-109-050-1073

Property Address: 7757 Van Buren St., Forest Park, Illinois 60130

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Loan No.: 2300344511
Investor No.: 889311994

THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, its successors and assigns in said property under said Mortgage whether guaranteed, insured or direct loan, shall not merge, and that said Mortgage shall remain in full force and effect until specifically released. Said mortgage was made by James J. Frank, a single person

_____ , Mortgagor
to U.S. Bank, N.A.

_____ , Mortgagee,
dated September 18th, 2014 , and recorded on June 6th, 2014 in Book N/A , Page N/A ,
Instrument No. 1427947010 , which was assigned to Federal Home Loan Mortgage Corporation
by an assignment ("Assignment") recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment
recorded simultaneously herewith in the Office of the Recorder of Cook County, State of Illinois.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. The said Grantor does covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, the Grantor is well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against all lawful claims and demands whatsoever. Said Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

Dated: 10/5/18

James J. Frank _____ -Grantor

Kristen Jepsen _____ -Grantor

_____ -Grantor

_____ -Grantor

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Loan No.: 2300344511
Investor No.: 889311994

GRANTOR ACKNOWLEDGEMENT

State of Illinois §
County of Cook §

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, James J. Frank and Kristen Jepsen personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 5th day of October, 2019.

SEAL



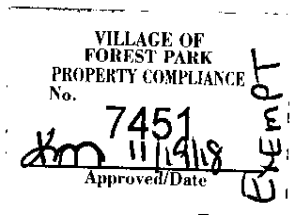
[Signature]
Notary Public
Robert J. Lovers
Printed Name
My Commission Expires: 5/04/2022

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: U.S. Bank National Association, 4801 Frederica Street, Owensboro, Kentucky 42301

"TAX EXEMPT PURSUANT TO PARAGRAPH L, STATE STATUTE 35 ILCS 200/31-45"

10/5/2019
Date

[Signature] (Seal)
Printed Name James J. Frank



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Investor No.: 889311994

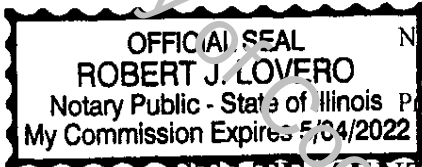
STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantor 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, 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 10/3/18

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 5th day of October, 2018.



Notary Public [Handwritten Signature]
Printed Name Robert J. Lovero

STATEMENT BY GRANTEE

Grantee or his agent affirms that, to the best of his/her 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, 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 _____

Signature _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this _____ day of _____.

Notary Public _____
Printed Name : _____

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.

(Attached 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)

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Loan No.: 2300344511
Investor No.: 889311994

STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantor 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, 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 _____ Signature _____
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this _____ day of _____,
_____.

Notary Public _____

Printed Name _____

STATEMENT BY GRANTEE

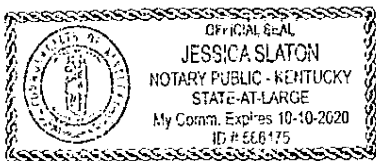
Grantee or his agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 22, 2018 Signature Kaci Coomes
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 22 day of October,
2018.

Notary Public Jessica Slaton

Printed Name Jessica Slaton



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.

(Attached 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)

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 203 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND. THAT PART OF LOT 1, IN THE RESIDENCES AT THE GROVE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2005 AS DOCUMENT NUMBER 0536203040, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0626545035 TO THE; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM PARCEL 1 TO THE PUBLIC STREETS AND ROADS, OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMUNITY AREA AS DEFINED IN ARTICLES I AND II OF THE COMMUNITY DECLARATION FOR THE RESIDENCES AT THE GROVE RECORDED JUNE 8, 2006 AS DOCUMENT NUMBER 0615932017 AND SUPPLEMENT NO. 1 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0617334013 AND SUPPLEMENT NO. 2 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0620632060 AND SUPPLEMENT NO. 3 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0622939055 AND SUPPLEMENT NO. 4 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0626545034 AND SUPPLEMENT NO. 5 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0628618040 AND SUPPLEMENT NO. 6 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0631217000 AND AS DOCUMENT NUMBER 0631217001 AND SUPPLEMENT NO. 7 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0633513065 AND SUPPLEMENT NO. 8 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0707222079 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 203, A LIMITED COMMON ELEMENT, AND THE RIGHT TO THE USE OF GARAGE SPACE P-62, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA S62-G, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

TAX ID: 15-13-109-050-1073

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Exhibit B

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois §
County of Cook §

James J. Frank and Kristen Jepsen, husband and wife

Affiant, ("Grantor")

being first duly and separately sworn each for himself and/or herself, deposes and says:

That Grantor is the identical parties who made, executed and delivered that certain deed to Federal Home Loan Mortgage Corporation

dated the 5 day of October, 2011, conveying the property commonly known as: ("Grantee")
7757 Van Buren St., Forest Park, Illinois 60130.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PIN: 15-13-109-050-1073

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That the aforesaid Warranty Deed in Lieu of Foreclosure ("Deed") was an absolute conveyance of the title to said premises to the Grantee named therein in effect as well as in form, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been or will be surrendered to the said Grantee; that the consideration in the amount of \$136,412.37 in aforesaid Deed was and is the full cancellation of all debts, obligations, costs, and charges heretofore existing under and by virtue of the terms of a certain mortgage heretofore existing on the property therein and hereinbefore described executed by James J. Frank, a single person, Mortgageors, to U.S. Bank, N.A.

, Mortgagee,
dated September 18th, 2014, recorded on June 6th, 2014, in Book N/A, Page N/A, Instrument No. 127947010, and assigned to Federal Home Loan Mortgage Corporation by an assignment ("Assignment") recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith in the Office of the Recorder of Cook County, State of Illinois, and the cancellation of record by said Grantee of said Mortgage, provided there are no secondary liens or encumbrances to the said property.

That the aforesaid Deed and conveyance was made by the Grantor as the result of their request that the Grantee accept such Deed and was their free and voluntary act; that at the time of making said Deed, Grantor felt and still feels that the Mortgage indebtedness above mentioned represented a fair value of the property so deeded; that said Deed was not given as a preference against any other creditors of the Grantor; that at the time it was given there was no other person or persons, firms or corporations, other than the Grantee therein named, interested, either directly or indirectly, in said premises; that Grantor is solvent and have no other creditors whose rights would be prejudiced by such conveyance, and that Grantor is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said Deed; and that Grantor in offering to execute the aforesaid Deed to the Grantee therein, and in executing same, were not acting under any duress, undue influence, misapprehension, or misrepresentation by the Grantee in said Deed, and that it was the intention of Grantor in said Deed to convey and by said Deed Grantor did convey to the Grantee therein all their right, title, and interest absolutely in and to the premises described in said Deed.

Grantor further states that, up to this date, no contracts for the furnishing of labor or material on the foregoing premises have been made, no improvements or repairs have been made on the premises described above or upon any building on said land, or any work done thereon which has not been fully completed and paid for, nor have any materials which have not been fully paid for been furnished for use upon said land or any building thereon, and that no contract of any kind has been made, nor anything done, suffered or permitted in relation to said land or any building thereon or improvement thereof, in consequence of which any lien may be claimed or enforced against said land under the Mechanics Lien laws of the state in which the foregoing property is located.

Grantor further states that no agreement or contract for conveyance, or deed of conveyance, or written lease, or writing whatsoever, is or are in existence adversely affecting the title to said premises.

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This affidavit is made for the protection and benefit of the aforesaid Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned.

James J. Frank - Grantor

Kristen Jepsen - Grantor

_____- Grantor

_____- Grantor

The foregoing was subscribed and sworn to before me in the County of Cook, and State of Illinois, this 5 day of October, 2018.

(Seal)



Robert J. Lovero
Notary Signature

Printed Name Robert J. Lovero

Notary Public, State of Illinois

My Commission Expires: 5/04/2022

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