

UNOFFICIAL COPY

WARRANTY DEED

Pearlie McNeal Hughes a/k/a Pearlie McNeal, an unmarried person whose address is 3649 S. Prairie Street, Chicago, IL 60653 (the "Grantor"), in consideration of the payment of \$1.00 and the release of Grantor from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on March 1, 2007 in the principal sum of \$173,260.00, and that certain Mortgage securing the Note of even date and recorded on March 19, 2007 as Document No. 0707805081 in the Office of the Cook County Recorder of Deeds (the "Mortgage"), and for other good and

valuable consideration received, the adequacy and sufficiency of which are acknowledged, does bargain, sell, grant, and convey to **MTGLQ Investors, L.P.**, whose tax mailing address is 200 West Street, New York, NY 10282 (the "Grantee"), its successors and assigns, the real property located in the County of Cook, State of Illinois, as described below, attached hereto and incorporated by reference, together with all improvements and appurtenances:

LOT 25 AND THE SOUTH 13.03 FEET OF LOT 25 IN BLOCK 1 IN LEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1020 W. 68th Street, Chicago, IL 60621.

PIN: 20-20-403-019-0000

Grantor warrants the title to the property subject only to the Mortgage and other security documents executed in connection with the Mortgage in favor of Grantee, general real estate taxes not yet due and payable and subsequent years, and easements, restrictions, and other matters of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for a fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantors.

Grantor further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of Grantor's own selection. There are no agreements, oral or written, other than this Warranty Deed between Grantor and Grantee and that certain Settlement Agreement dated of even date (and the documents referred to in the Settlement Agreement and executed in connection with the Settlement Agreement) between Grantor and Grantee with respect to the above-described real property, together with all improvements and appurtenances.



1834744013D

Doc# 1834744013 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2018 11:14 AM PG: 1 OF 3

UNOFFICIAL COPY

Grantor further acknowledges that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law.

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance shall not in any manner be deemed to be a (a) waiver by Grantee of its claim of priority under the Mortgage or (b) merger with or the extinguishment of the Mortgage hereinbefore described, wherein the Grantor is the Mortgagor and Grantee is the Mortgagee, which said Mortgage and underlying indebtedness shall be and remain in full force and effect according to the tenor of said instrument. The recording of this Deed shall not affect or prejudice in any way the rights of Grantee as Lender to foreclosure the Mortgage by judicial proceedings or otherwise. The Mortgage and the lien imposed by the Mortgage shall, in all respects, survive the recording of this Deed and shall not result in or be deemed in any way to result in a merger of the interest of Grantee as Lender under the Mortgage and the interest of Grantee as fee holder of the property to be conveyed hereunder. Such interests shall at all times remain separate and distinct with the Mortgage remaining a valid and continuous lien on the property to be conveyed hereunder until and unless the lien is released of record by Lender.

Grantor has executed this Warranty Deed on October 26, 2018

GRANTOR

Pearlie McNeal Hughes a/k/a Pearlie McNeal
Pearlie McNeal Hughes a/k/a Pearlie McNeal

Exempt from tax under 35 ILCS 200/31-45(e) again 10/31/18

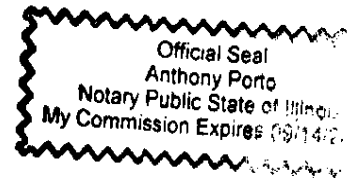
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Pearlie McNeal Hughes a/k/a Pearlie McNeal, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of October, 2018.


[Signature]
Notary Public



Commission expires:



Prepared by & return to:
Kluever & Platt, LLC
150 N. Michigan Avenue, Suite 2600
Chicago, IL 60601

Mail tax bills to:
MTGLQ Investors, L.P.
200 West Street
New York, NY 10282

REAL ESTATE TRANSFER TAX	13-Dec-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	13-Dec-2018
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-20-403-019-0000 | 20181201651334 | 1-081-137-824

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

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in 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 17th Oct, 2018

Pearlie McNeal Hughes aka Pearlie McNeal
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said PEARLIE McNEAL HUGHES
this 17 day of October, 2018.



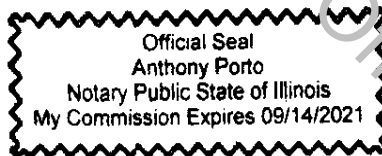
NOTARY PUBLIC Anthony Keith Winston

The Grantee or 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date OCTOBER 26, 2018

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Antoni Mang
This 26th day of October, 2018.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)