

2

UNOFFICIAL COPY



1900733067D

Doc# 1900733067 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/07/2019 01:14 PM PG: 1 OF 5

Prepared by: Michael L. Riddle
Middleberg Riddle Group
717 N. Harwood, Suite 1600
Dallas, TX 75201

Recording Requested By and Return To:
LENDERLIVE SETTLEMENT SERVICES, LLC
1044 MAIN STREET #600
KANSAS CITY, MO 64105
Permanent Index Number: 26-06-129-019-0000

9739 B. ESCANOBANE,
Loan No: 7140140950 *CHGO IL*
Borrower: EDWARD CANNON *01/06/17*

Data ID: 913

WARRANTY DEED IN LIEU OF FORECLOSURE

Date: 01/04/2018

Grantor: EDWARD CANNON AND GAIL H. CANNON, HUSBAND AND WIFE

Grantor's Address:
3230 CUMBERLAND TRAIL, OLYMPIA FIELDS, IL 60461

Grantee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
HARBORVIEW MORTGAGE LOAN TRUST 2006-7

Grantee's Address:
1761 EAST ST. ANDREW PLACE, SANTA ANA, CA 92705

Note:
Date: April 27, 2006
Amount: \$152,000.00
Maker: EDWARD CANNON AND GAIL H CANNON
Payee: AMERICAN HOME MORTGAGE

REAL ESTATE TRANSFER TAX

07-Jan-2019

REAL ESTATE TRANSFER TAX

07-Jan-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

26-06-129-019-0000 | 20190101672352 | 1-155-323-552



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

26-06-129-019-0000 | 20190101672352 | 1-823-979-168

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

(Page 1 of 4 Pages)



P+7140140950+2701+01+04+DEEDLIEU

R

UNOFFICIAL COPY

Loan No: 7140140950

Data ID: 913

Consideration:

Cancellation and extinguishment of \$135,851.42 (the "Obligations") of the unpaid balance on the Note and for other valuable consideration.

Property (including any improvements):

LOT 35 IN BLOCK 142 IN THE SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF SECTIONS 6 AND 7, TOWNSHIP 37 NORTH, RANGE 15, NORTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor, for the Consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns, as the case may be forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns, as the case may be, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same as part thereof, except as to the reservations from and exceptions to conveyance and warranty.

GRANTOR AND GRANTEE EXPRESSLY AGREE TO AND ACKNOWLEDGE THE FOLLOWING:

This conveyance is made subject to the following:

That certain Mortgage dated 04/27/06, signed by EDWARD CANNON AND GAIL H CANNON, recorded as INSTRUMENT NO. 0613140154 ON 07/11/2006, of the official public records of COOK County, ILLINOIS; securing repayment of that certain Note of the same date, in the amount of \$152,000.00, payable to AMERICAN HOME MORTGAGE ("Lien"). The Lien will remain secured against the Property until released by written instrument (the "Release") executed by Grantee and recorded in the official real property records of COOK County, ILLINOIS. The Release may be made at Grantee's sole discretion.

(Page 2 of 4 Pages)



P+7140140950+2701+02+04+DEEDLIEU

UNOFFICIAL COPY

Loan No: 7140140950

Data ID: 913

This Warranty Deed and the conveyances being made by it are being executed, delivered, and accepted in lieu of foreclosure of the mortgage, deed of trust, security agreement, and financing statement described above and will be interpreted and construed as a foreclosure of the Lien(s) and as an absolute conveyance to Grantee of all right, title, and interest in the Property, including specifically but without limitation any equity or rights of redemption of Grantor or others in or to the Property.

Neither Grantor nor Grantee intend to be, and there will not be, a merger of any of the Lien(s) with the title or other interest of Grantee by virtue of this conveyance. The parties expressly provide that each interest in the Lien(s), will remain separate and distinct from the title to the Property. For the purpose of priority between intervening or inferior liens, claims, encumbrances on or against the Property and the Lien(s) all rights of Grantee to exercise its remedies of foreclosure by private power of sale or by judicial foreclosure of any of the Lien(s) or any other remedies are expressly preserved and, for purposes of limitations and any other applicable time-bar defenses, are expressly extended by this Warranty Deed.

The priority of the Lien(s) is intended to be and will remain in full force and effect, and nothing in this Warranty Deed or in any instruments executed in connection with this Warranty Deed will be construed to subordinate the priority of the Lien(s) to any other liens or encumbrances.

The acceptance of this Warranty Deed by Grantee is expressly conditioned on the representation and warranty of Grantor that title to the Property is a good and indefeasible title. If title to the Property is not good and indefeasible as stated above, then, at Grantee's sole option, Grantee may, in addition to any other remedy available to it under this Warranty Deed or at law or in equity, reinstate the Obligations, and cancellation of the Obligations and any qualifications on the Lien(s), as stated above, will be null and void for all purposes.

(Page 3 of 4 Pages)



P+7140140950+2701+03+04+DEEDLIEU

UNOFFICIAL COPY

Loan No: 7140140950

Data ID: 913

Edward Cannon (Seal)
EDWARD CANNON —Grantor

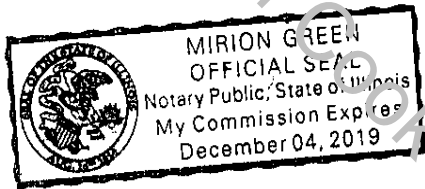
Gail H. Cannon (Seal)
GAIL H. CANNON —Grantor

STATE OF Illinois
COUNTY OF Cook

§
§

The foregoing instrument was acknowledged before me this 4th day of October 2018
20___, by EDWARD CANNON AND GAIL H. CANNON

Mirion Green
Notary Public



Mirion Green
(Printed Name)

My commission expires: 12-4-19

Exempt under 35 ILCS 200/31-45 paragraph (1), Section 4, Real Estate Transfer Tax Act

10-4-2018
Date

Emily Thomas
Signature of Buyer, Seller or Representative



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **Grantors** affirm that, to the best of Grantors' 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 Oct 4, 2018, 2018

Signature: [Signature]
Edward Cannon, **Grantor**

Signature: [Signature]
Gail H. Cannon, **Grantor**

Subscribed and sworn to before me

By the said [Signature]

This 4th day of October, 2018

Notary Public [Signature]



The **Grantee** or its 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.

Date Oct. 4th, 2018

Deutsche Bank National Trust Company, as Trustee for HarborView Mortgage Loan Trust 2006-7

Signature: Emily Thomas, **Grantee or Agent**

Name: Emily Thomas

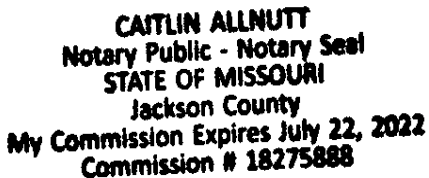
Title: Title Officer

Subscribed and sworn to before me

By the said Emily Thomas

This 4th day of October, 2018

Notary Public [Signature]



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.)