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Doc# 1901113034 Fee \$56.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2019 11:44 AM PG: 1 OF 1

This Instrument was reviewed/prepared by:
LARRY A. WHITNEY, Attorney at Law
231 NORTH ALDINE AVE
PARK RIDGE, IL 60066

DEED IN LIEU OF FORECLOSURE

Dated: 2 November 2018



REF156746538A

KNOWN ALL MEN BY THESE PRESENTS, that **SAMUEL OLATUNBOSUN AND CHRISTIANAH O. OLATUNBOSUN, HUSBAND AND WIFE**, hereinafter called Grantor, for **\$158,293.07** and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is 5000 PLANO PARKWAY, CARROLLTON, TX 75010, hereinafter called Grantee, and unto Grantee's successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in COOK County, State of Illinois, described as follows:

LOT 16 IN BLOCK 1 IN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1031 MARENGO AVENUE, FOREST PARK, IL 60130

ASSESSOR'S PARCEL NUMBER: 15-13-421-044-0000

Being the same property conveyed to Samuel Olatunbosun, a single male, by deed from Julie E. Joy, a single female, recorded April 20, 2006, in Instrument No. 0611008013.

To have and to hold the same unto the said Grantee and Grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the Grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct. By acceptance and recording of this deed, Grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against Grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceedings to foreclosure that mortgage, Grantee shall not seek, obtain or permit a deficiency judgment against Grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that Grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to Grantee.

EXEMPT
VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. 7503
Approved/Date 12/31/18

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Grantor does hereby assign and transfer to Grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of Grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made. See Estoppel Affidavit attached as Exhibit "A".

The true and actual consideration for this transfer consists of Grantee's waiver of its right to bring an action against Grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the Grantor as a party to a foreclosure action stated above with respect to that certain mortgage dated 03/31/2006 by SAMUEL OLATUNBOSUN, A SINGLE PERSON, in favor of APM MORTGAGE, LLC, and recorded as Document No. 0611008014 on 04/20/2006, among the real property records of COOK County, Illinois; Said Mortgage was assigned from APM Mortgage, LLC to Wells Fargo Bank, N.A. by Assignment of Mortgage dated 03/31/2006 and recorded as Document No. 0611008015 on 04/20/2006.

In construction of this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Dated this 2nd day of November, 2018.

[Signature]
SAMUEL OLATUNBOSUN

[Signature]
CHRISTIANAH O. OLATUNBOSUN

STATE OF California
COUNTY OF SOLANO) SS.
(TRAVIS APP)

The foregoing instrument was acknowledged before me this 2nd day of November, 2018, by SAMUEL OLATUNBOSUN and CHRISTIANAH O. OLATUNBOSUN.

[Signature]
Notary Public

SONIA TRUAMAN

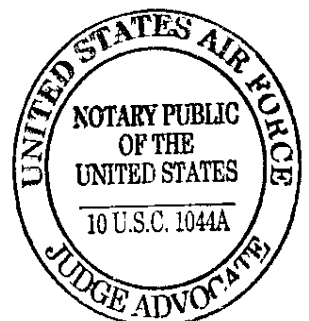
Printed Name

My Commission Expires: N/A

(10 USC 1044A)

Exempt under provision of Paragraph L
Section 31-45, Real Estate Transfer Tax Act.

11-5-18 Beth Nease
Date Buyer, Seller or Representative



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Exhibit "A" ESTOPPEL AFFIDAVIT

STATE OF (California)
COUNTY OF (Solano) SS.
(TIAU, AFB)

SAMUEL OLATUNBOSUN AND CHRISTIANAH O. OLATUNBOSUN, HUSBAND AND WIFE, being first duly sworn, depose and says: That he/sh/they are the identical party(ies) who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, dated the 2nd day of November, 2018, conveying the following described property, to-wit:

LOT 16 IN BLOCK 1 IN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1031 MARENGO AVENUE, FOREST PARK, IL 60130

ASSESSOR'S PARCEL NUMBER: 15-13-421-044-0000

Being the same property conveyed to Samuel Olatunbosun, a single male, by deed from Julie E. Joy, a single female, recorded April 20, 2006, in Instrument No. 0611008013.

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to Grantee, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as Grantors in said deed to convey, and by said deed these affiants did convey to Grantee, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to Grantee.

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditor or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than Grantee, who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed. That the consideration for said deed was and is payment to affiants of the sum of **\$158,293.07** by Grantee's, agreement to forebear taking any action against affiants to collect on the obligations secured by the

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mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action.

The mortgage referred to herein was executed by **SAMUEL OLATUNBOSUN, A SINGLE PERSON** to **APM MORTGAGE, LLC**, dated **03/31/2006** and recorded as Document No. 0611008014 on 04/20/2006, among the real property records of COOK County, Illinois; Said Mortgage was assigned from APM Mortgage, LLC to Wells Fargo Bank, N.A. by Assignment of Mortgage dated 03/31/2006 and recorded as Document No. 0611008015 on 04/20/2006.

At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more. This affidavit is made for the protection and benefit of FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

I/WE (THE GRANTORS) UNDERSTAND THAT I/WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I/WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated this 2nd day of November, 2018.

[Signature]
SAMUEL OLATUNBOSUN

[Signature]
CHRISTIANAH O. OLATUNBOSUN

STATE OF California
COUNTY OF Solano) SS.
(TRAVIS AFB)

Signed and sworn (or affirmed) to before me on 2 November, 2018, by
SAMUEL OLATUNBOSUN and CHRISTIANAH O. OLATUNBOSUN.

[Signature]
Notary Public

SONIA TRUEMAN

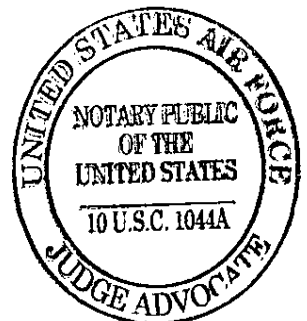
Printed Name

My Commission Expires: 07/01/2021

10 USC 1044A

Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

MAIL TAX DOCUMENTS TO:
FEDERAL HOME LOAN MORTGAGE CORPORATION
5000 PLANO PARKWAY
CARROLLTON, TX 75010



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VILLAGE OF



**REAL ESTATE TRANSFER STAMP APPLICATION
IN THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS**

CHECK APPROPRIATE BOXES

X Residential ☐ Commercial ☐ Multi-unit _____ No. of units
☐ Declaration ☒ **Exemption** (circle below) ☐ Condo Unit ☐ Vacant Land

INSTRUCTIONS

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers) or one of the grantors (sellers), and presented to the Office of the Village Clerk, 517 Desplaines Ave., Forest Park, IL or other designated agent at the time the property compliance stamp is issued. The stamp must be affixed upon the original deed when the deed is recorded with Cook County.
- 2) The full actual amount of consideration of the transaction must be on the Illinois Tax declaration (PTAX) and a completed and signed copy of the PTAX and deed must be submitted with this form.
- 3) For more information, please call 708-366-2321 and select "0" to be directed to the Clerk's Office.

Address of Property: 1031 MARENGO AVENUE, FOREST PARK, IL 60130Permanent Property Index No.: 15-13-421-044-0000Type of Sale ☐ Short ☐ Foreclosure ☒ DirectType of Deed: DEED IN LIEU OF FORECLOSUREDate of Deed: 2 November 2018

The Village of Forest Park does not require the Certificate of Compliance inspection for unimproved properties and those properties exempt from the transfer tax under 35 ILCS 200/31-45, including but not limited to:

EXEMPTIONS

- Deeds to or trust documents relating to property acquired to or from any governmental body or property acquired to or from any organization organized and operated exclusively for charitable, religious or educational uses
- Deeds or trust documents that secure debt or other obligation
- Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded.
- Deeds or trust documents where the actual consideration is less than \$100
- Tax deeds
- Deeds or trust documents that release property that is security for a debt or other obligation
- Deeds of partition
- Other (specify) _____

You may be required to provide certain evidence setting forth facts to substantiate the exemption.

GRANTEE

GRANTOR

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

REF156746538B

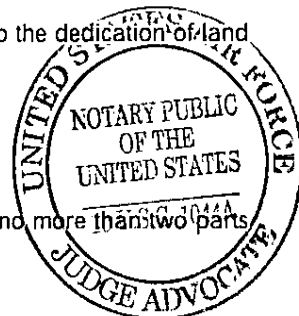
County of Cook

SAMUEL OLATUNBOSUN AND CHRISTIANAH O. OLATUNBOSUN

THEY

being duly sworn on oath, states that _____ resides
 at 3215 Puffin Circle, Fairfield, CA 94533. That the attached deed is not in violation of 765 ILCS 205/1 for one
 of the following reasons:

- ☒ 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- ☐ 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- ☐ 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- ☐ 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- ☐ 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- ☐ 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- ☐ 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- ☐ 8. Conveyances made to correct descriptions in prior conveyances.
- ☐ 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- ☐ 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-218, 1 eff. October 1, 1977.



CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED. Parcel No. 15-13-421-044-0000

Affiant further state that THEY makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

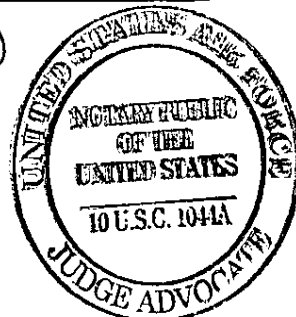
 SAMUEL OLATUNBOSUN AND CHRISTIANAH O. OLATUNBOSUN

SUBSCRIBED and SWORN to before me

this 2nd day of November, 2018.

Sonia Trueman
 SONIA TRUEMAN

State of California
 County of San Diego
 Subscribed and sworn to (or affirmed) before me
 on this 2nd day of November, 2018.
 by SAMUEL OLATUNBOSUN
 I proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.
 Signature _____ (Seal)



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

REF 156/46538C

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 Nov 1, 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:

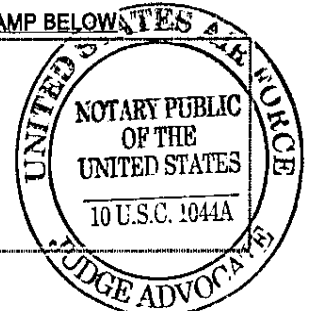
SONIA TRUEMAN

By the said (Name of Grantor): SAMUEL OLATUNBOSUN

On this date of: Nov 1, 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 and hold title to real estate under the laws of the State of Illinois.

Federal Home Loan Mortgage Corporation, by Wells Fargo Bank, N.A., its attorney in fact by and through Power of Attorney to be recorded simultaneously herewith

DATED: , 20

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): Federal Home Loan Mortgage Corporation, by Wells Fargo Bank, N.A., its attorney in fact by and through Power of Attorney to be recorded simultaneously herewith

On this date of: , 20

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



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 subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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DATED: _____, 20

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): CHRISTIANAH O. OLATUNBOSUN

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

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Federal Home Loan Mortgage Corporation, by Wells Fargo Bank, N.A., its attorney in fact by and through Power of Attorney to be recorded simultaneously herewith

DATED: 11 | 27 | 2018

SIGNATURE: *Darius Mork* 11/27/18

GRANTEE or AGENT
VP Loan Documentation, Darius Mork

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): Federal Home Loan Mortgage Corporation, by Wells Fargo Bank, N.A., its attorney in fact by and through Power of Attorney to be recorded simultaneously herewith

On this date of: 11 | 27 | 2018

NOTARY SIGNATURE: *Ryan Dornbusch*

Notary Public
State of Iowa
County Dallas

AFFIX NOTARY STAMP BELOW



Ryan Dornbusch
State of Iowa
Commission No. 803308
My Commission Expires
March 15, 2020

CRIMINAL LIABILITY NOTICE

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rev. on 10.17.2016

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DATED: Nov 2nd, 2018

SIGNATURE: ah

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:

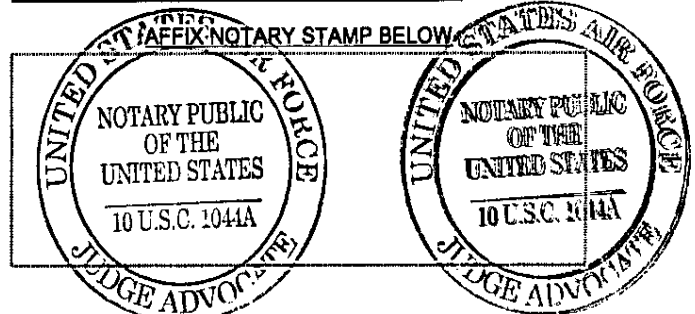
By the said (Name of Grantor): CHRISTIANAH O. OLATUNBOSUN

On this date of: Nov 2nd, 2018

NOTARY SIGNATURE: Sonia Trueman

SONIA TRUEMAN

SONIA TRUEMAN



GRANTEE SECTION

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Federal Home Loan Mortgage Corporation, by Wells Fargo Bank, N.A., its attorney in fact by and through Power of Attorney to be recorded simultaneously herewith

DATED: _____, 20

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): Federal Home Loan Mortgage Corporation, by Wells Fargo Bank, N.A., its attorney in fact by and through Power of Attorney to be recorded simultaneously herewith

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



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DATED: _____, 20

SIGNATURE: _____

GRANTOR or AGENT

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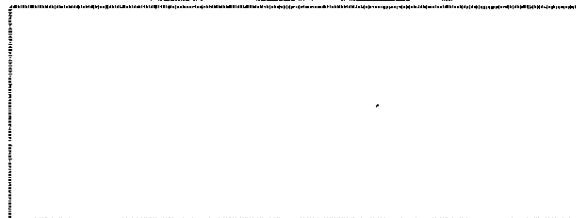
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): SAMUEL OLATUNBOSUN

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

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Federal Home Loan Mortgage Corporation, by Wells Fargo Bank, N.A., its attorney in fact by and through Power of Attorney to be recorded simultaneously herewith

DATED: 11 | 27 | 2018

SIGNATURE: *Danjan Mour* 11/27/18

GRANTEE or AGENT
VP Loan Documentation, Danjan York

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: _____

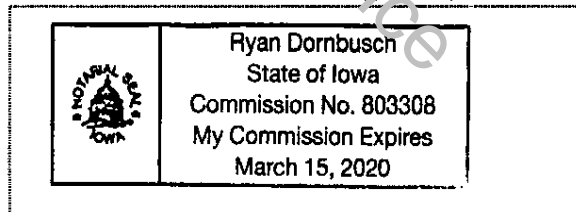
By the said (Name of Grantee): Federal Home Loan Mortgage Corporation, by Wells Fargo Bank, N.A., its attorney in fact by and through Power of Attorney to be recorded simultaneously herewith

On this date of: 11 | 27 | 2018

NOTARY SIGNATURE: *Ryan Dornbusch*

Notary Public
State of Iowa
County of Dallas

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

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rev. on 10.17.2016