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19029471370

Doc# 1902947137 Fee \$66.00

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

AFFIDAVIT FEE: \$2.00



EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2019 03:33 PM PG: 1 OF 15

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

Return To:
10385 Westmoor Drive, Suite 100
Westminster, CO 80021
Attention: Denver DIL Title

REAL ESTATE TRANSFER TAX		29-Jan-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-15-412-034-0000	20190101678145	1-064-489-376

Mail Tax Statements To:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
Granite Park VII, 5600 Granite Pkwy., Plano, TX 75024.

DEED IN LIEU OF FORECLOSURE

Exempt: Sec. 200/31-45 (l)

KNOWN ALL MEN BY THESE PRESENTS, that **JEFFREY PARTACZ** and **KATHLEEN SIMS-PARTACZ FKA KATHLEEN SIMS**, a married couple, whose mailing address is **10958 S CENTRAL PARK AVE., CHICAGO, IL 60655**, hereinafter called grantors, for \$1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose tax mailing address is **Granite Park VII, 5600 Granite Pkwy., Plano, TX 75024**, 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, Illinois**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

2 of 3

Property Address: 10934 S PULASKI RD., OAK LAWN, IL 60453

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SEE EXHIBIT "B" ATTACHED HERETO AS ESTOPPEL AFFIDAVIT

This being the identical property conveyed to the GRANTOR herein by Deed recorded in **Instrument 0808135308**

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.

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.

The transfer of the Property to Grantee is voluntary and free of coercion and duress. This Deed in Lieu of Foreclosure relates to real property secured by the following mortgage or deed of trust:

SEE EXHIBIT "C" ATTACHED HERETO FOR DESCRIPTION OF MORTGAGE OR DEED OF TRUST

Grantor represents, warrants, covenants, and agrees as follows:

- (i) the execution, delivery, and recordation of the Deed is intended to and shall effect an absolute conveyance and transfer of the Property and shall not constitute a mortgage, trust conveyance, or security interest of any kind therein;
- (ii) it is the intention of Grantor to convey, and by the Deed, Grantor has conveyed to Grantee therein, all of Grantor's right, title, and interest absolutely in and to the Property;
- (iii) Possession of the Property is intended to and will be surrendered to Grantee concurrent with the conveyance of title to Grantee;
- (iv) Grantor shall have no right, title, lien, or claim, now or hereafter, on or against the Property or Grantee, all other rights, titles, liens, and claims of Grantor, by agreement, at law, or in equity being hereby expressly waived; and to the extent that any court shall seek to find any right, title, lien, or claim in favor of Grantor, Grantor agrees that such right, title, lien, or claim shall be limited to a right to damages and not to any lien or claim on the Property.

No Merger. Grantor agrees and acknowledges that its entry into this Deed in Lieu of Foreclosure and any other documents contemplated hereby shall not result in a merger of Assignee's interest under the Deed of Trust with Grantee's interest under the Deed in Lieu of Foreclosure. The terms, covenants, representations, and warranties of this Agreement shall not merge into the Deed but shall survive the close of the transaction contemplated hereby.

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In construction 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.

Representations and Warranties. Grantor represents, warrants, and acknowledges that:

(a) it is in default of its obligations under the Loan and the Note and that the unpaid principal balance thereof together with interest thereupon is immediately due and payable to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** without offset, defense, or counterclaim;

(b) the Note and the Deed of Trust or Mortgage are valid and binding agreements enforceable in accordance with their terms;

(c) Grantor is entering into this Release by Debtor freely and voluntarily, and free from any coercion or duress, having received the advice of both real estate and bankruptcy legal counsel.

Advice of Counsel. Grantor hereby agrees, represents, and warrants that it has had advice of competent counsel of its own choosing in negotiations for and the preparation of this Deed, or that Grantor has voluntarily forgone the advice of counsel, that Grantor has read this Deed or has had the same read to it by its counsel, that it has had this Deed has been fully explained by such counsel, and that it is fully aware of its contents and legal effect, even if Grantor did not voluntarily choose, of its own free will, to retain counsel.

RIGHT TO FORECLOSE

TRANSFEROR AGREES AND ACKNOWLEDGES THAT NOTHING CONTAINED HEREIN SHALL AFFECT, AND TRANSFEREE HEREBY EXPRESSLY RESERVES, THE RIGHT TO FORECLOSE THE "MORTGAGE", "DEED TO SECURE DEBT" OR "DEED OF TRUST" BY JUDICIAL OR, TO THE EXTENT PERMITTED BY APPLICABLE LAW, NONJUDICIAL FORECLOSURE AND, IN CONNECTION WITH ANY SUCH FORECLOSURE, TRANSFEROR AND/OR GUARANTOR MAY, IN TRANSFEREE'S SOLE DISCRETION, BE NAMED AS A PARTY DEFENDANT, AND TO THE EXTENT PERMITTED BY APPLICABLE LAW, TRANSFEROR SHALL AGREE TO ANY CONSENT TO JUDGMENT (OR SIMILAR PROCESS) AVAILABLE TO TRANSFEREE, AND TRANSFEREE WILL BE PERMITTED TO SEEK OBTAIN, AND SATISFY A JUDGMENT IN ANY SUCH FORECLOSURE PROCEEDINGS, PROVIDED, HOWEVER, THAT TRANSFEROR AND GUARANTOR SHALL NOT BE PERSONALLY LIABLE FOR SATISFACTION OF SUCH JUDGMENT. IF TRANSFEREE PURSUES ITS RIGHTS UNDER THIS SECTION, IT MAY DETRIMENTALLY AFFECT TRANSFEROR'S CREDIT RATING.

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WITNESS the hand of said Grantor this 27 day of Dec., 2018.

Jeffrey Partacz
JEFFREY PARTACZ

Kathleen Sims-Partacz
KATHLEEN SIMS-PARTACZ
FKA KATHLEEN SIMS

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on Dec. 27., 2018 by JEFFREY PARTACZ and KATHLEEN SIMS-PARTACZ FKA KATHLEEN SIMS who are personally known to me or have produced IL, DL. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Brenda Waters
Notary Public



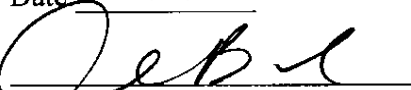
UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph L Section 31-45, Property Tax Code.

Date: 1/2/2019


Buyer, Seller or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

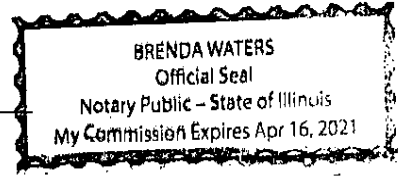
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Dec. 27, 2018

Ksimm Partacz / J. M. Partacz
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Debra Partacz / Kathleen Simis / Partacz
this _____ day of _____,
2018.

NOTARY PUBLIC Brenda Waters



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 _____, 2018

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This _____ day of _____,
2018.

NOTARY PUBLIC _____

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.)

Property Address: 10934 S PULASKI RD., OAK LAWN, IL 60453

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 _____, 2019

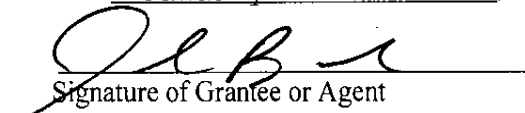
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this _____ day of _____,
2018.

NOTARY PUBLIC _____

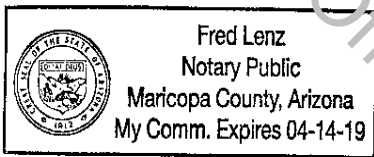
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 January 2, 2019


Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 2 day of January,
2019.

NOTARY PUBLIC Fred Lenz



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.)

Property Address: 10934 S PULASKI RD., OAK LAWN, IL 60453

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EXHIBIT A (LEGAL DESCRIPTION)

IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 15 IN BLOCK 2 IN RANCH MANOR FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID: 24-15-412-034-0000

COMMONLY known as: 10934 S PULASKI RD., OAK LAWN, IL 60453

Tax Parcel Number: 24-15-412-034-0000

Property of Cook County Clerk's Office

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EXHIBIT "B" ESTOPPEL AFFIDAVIT

STATE OF Illinois
COUNTY OF Cook

JEFFREY PARTACZ and KATHLEEN SIMS-PARTACZ FKA KATHLEEN SIMS, being first duly sworn, depose and say: That he/she/they are the identical party or parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**;

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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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

Property Address: 10934 S PULASKI RD., OAK LAWN, IL 60453

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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 \$1.00 by **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, agreement to forebear taking any action against affiants to collect on the obligations secured by the 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 as described as follows:

SEE EXHIBIT "C" ATTACHED HERETO FOR DESCRIPTION OF MORTGAGE OR DEED OF TRUST

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 NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

I understand and agree that I have waived or released any and all claims, known or unknown, that I have or might have against Grantee; and/or Servicelink, and/or their accountants, agents, attorneys, directors, employees, managers, members, officers, servants, and/or shareholders.

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

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

Dated: 12/27/18

Jeffrey Partacz
JEFFREY PARTACZ

Kathleen Sims-Partacz
KATHLEEN SIMS-PARTACZ
FKA KATHLEEN SIMS

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on Dec. 27, 2018 by JEFFREY PARTACZ and KATHLEEN SIMS-PARTACZ FKA KATHLEEN SIMS who are personally known to me or have produced ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in his instrument.

Brenda Waters
Notary Public



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EXHIBIT A (LEGAL DESCRIPTION)

IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 15 IN BLOCK 2 IN RANCH MANOR FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID: 24-15-412-034-0000

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Property of Cook County Clerk's Office

Property Address: 10934 S PULASKI RD., OAK LAWN, IL 60453

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GRANTOR(S) AFFIDAVIT

State of Illinois }
County of Cook }

JEFFREY PARTACZ and KATHLEEN SIMS-PARTACZ FKA KATHLEEN SIMS,
named in the attached deed, being first duly sworn upon oath, each for himself or herself and not one
for the other, deposes and says:

That he or she has read the attached deed and knows the contents thereof, and that every statement
contained in the terms, warranties and covenants therein set forth is true of his or her own
knowledge.

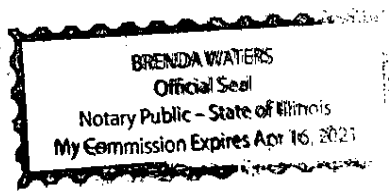
Jeffrey Partacz
JEFFREY PARTACZ

Kathleen Sims-Partacz
KATHLEEN SIMS-PARTACZ
FKA KATHLEEN SIMS

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 12/27/18, 2018 by
JEFFREY PARTACZ and **KATHLEEN SIMS-PARTACZ FKA KATHLEEN SIMS** who
are personally known to me or have produced IL DL as identification, and
furthermore, the aforementioned persons have acknowledged that their signatures were their free
and voluntary act for the purposes set forth in this instrument.

Brenda Waters
Notary Public



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EXHIBIT C
(DESCRIPTION OF MORTGAGE(S) OR DEED(S) OF TRUST)

Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR QUICKEN LOANS INC.

Mortgagor: JEFFREY PARTACZ AND KATHLEEN SIMS-PARTACZ, FORMERLY
KNOWN AS KATHLEEN SIMS, HUSBAND AND WIFE

Dated: 11/01/2012

Recorded: 11/13/2012

Reference: INSTRUMENT NO 1231808444

Amount: \$150,300.00

Open Ended: NO

ASSIGNED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY
ASSIGNMENT RECORDED CONCURRENTLY HEREWITH

Property Address: 10934 S PULASKI RD., OAK LAWN, IL 60453

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9446 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10934 S PULASKI

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (M) of said Ordinance

Dated this 24TH day of JANUARY, 2019

Larry Deetjen
Village Manager

Dr. Sandra Bury
Village President

Jane M. Quinlan, MMC
Village Clerk

Larry R. Deetjen, CM
Village Manager

Village Trustees
Tim Desmond
Alex G. Olejniczak
Thomas E. Phelan
Bud Stalker
Robert J. Streit
Terry Vorderer

SUBSCRIBED and SWORN to before me this

24TH Day of JANUARY, 2019



Property of Cook County Clerk's Office