

# UNOFFICIAL COPY



Doc# 1904234028 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/11/2019 10:42 AM PG: 1 OF 6

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: 32-02-201-036-0000

Loan No: 7441878279  
Borrower: CHRISTOPHER E GILBERT

Data ID: 413

## WARRANTY DEED IN LIEU OF FORECLOSURE

Date: October 10, 2018

Grantor: CHRISTOPHER E GILBERT, A SINGLE MAN

Grantor's Address:  
18656 FOREST VIEW LANE, LANSING, IL 60438

Grantee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-EFC2

Grantee's Address:  
60 LIVINGSTON AVENUE, EM-MN-WS3D, ST. PAUL, MN 55107

Note:  
Date: August 28, 2006  
Amount: \$212,800.00  
Maker: CHRISTOPHER E GILBERT  
Payee: EQUIFIRST CORPORATION

REAL ESTATE TRANSFER TAX 11-Feb-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

32-02-201-036-0000 | 20190201693797 | 0-473-721-248

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**Consideration:**

Cancellation and extinguishment of \$190,416.50 (the "Obligations") of the unpaid balance on the Note and for other valuable consideration.

**Property (including any improvements):**

THE SOUTH 76 FEET OF LOT 26 (EXCEPT THE SOUTH 36 FEET THEREOF) IN WHITMAN'S FOREST ESTATES SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 2, TOWNSHIP 35 NORTH, RANGE 14, 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 08/28/06, signed by CHRISTOPHER E GILBERT, recorded as INSTRUMENT NO. 0625833069 ON 09/15/2006, of the official public records of COOK County, ILLINOIS; securing repayment of that certain Note of the same date, in the amount of \$212,800.00, payable to EQUIFIRST CORPORATION ("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.

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Loan No: 7441878279

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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.

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Loan No: 7441878279

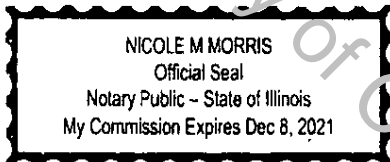
Data ID: 413

Christopher E. Gilbert (Seal)  
CHRISTOPHER E GILBERT —Grantor

STATE OF Illinois  
COUNTY OF COOK

§  
§

The foregoing instrument was acknowledged before me this 10 day of October, 2018, by CHRISTOPHER E GILBERT



Nicole M Morris  
Notary Public

Nicole M Morris  
(Printed Name)

My commission expires: 12-8-2021

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

Date: 10/10/18  
Christopher E. Gilbert  
Signature of Buyer, Seller or Representative



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## 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 October 10<sup>th</sup>, 2018

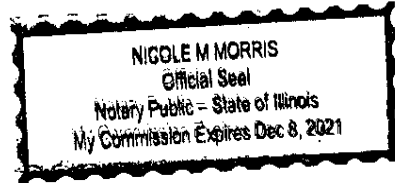
Signature: Christopher E. Gilbert Grantor  
Christopher E Gilbert, Grantor

Subscribed and sworn to before me

By the said Christopher E. Gilbert

This 10 day of October, 2018

Notary Public Nicole M Morris



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 October 10, 2018

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EFC2

Signature: Emily Thomas, Grantee or Agent

Name: Emily Thomas

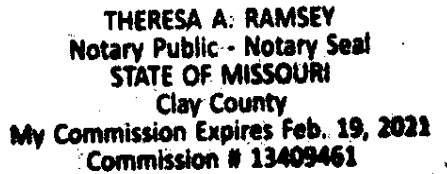
Title: Title Officer

Subscribed and sworn to before me

By the said Emily Thomas

This 10<sup>th</sup> day of Oct., 2018

Notary Public Theresa A. Ramsey



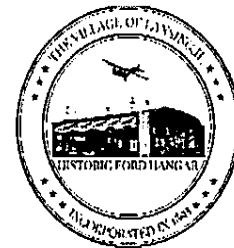
**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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.)

Village of Lansing

**UNOFFICIAL COPY**

Patricia Eidam  
Mayor



Office of the Treasurer

Alette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Christopher Edward Gilbert  
18656 Forest View Lane  
Lansing, IL 60438

Telephone:

Attorney or Agent: Michael Rapp  
Telephone No.: 214-874-6649

Property Address: 18656 Forest View Lane  
Lansing, IL 60438

Property Index Number (PIN): 32-02-201-036-0000

Water Account Number: 229 9146 00 04

Date of Issuance: January 14, 2019

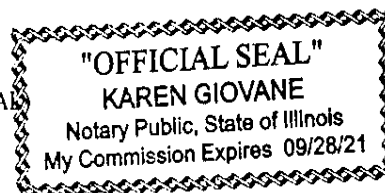
(State of Illinois)  
(County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before  
me on January 14, 2019 by  
Karen Giovane.

By: [Signature]  
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.