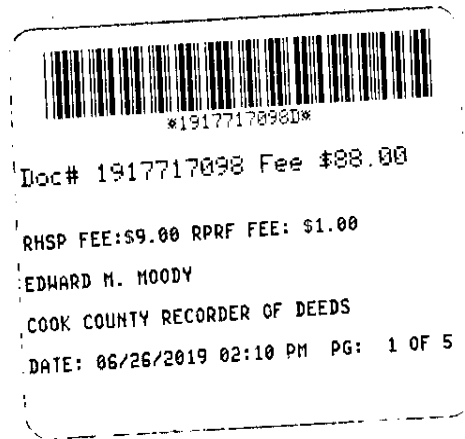


2

# UNOFFICIAL COPY



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

Recording Requested By and Return To:  
COVIUS SETTLEMENT SERVICES, LLC  
1044 MAIN STREET #600  
KANSAS CITY, MO 64105  
Permanent Index Number: 20-30-112-007-0000 &  
20-30-112-008-0000

Loan No: 7439550575  
Borrower: BRENDA JOHNSON

Data ID: 157

## WARRANTY DEED IN LIEU OF FORECLOSURE

Date: 3-21-19

Grantor: BRENDA JOHNSON, A WIDOW AND NOT SINCE REMARRIED

Grantor's Address:  
830 ELDER ROAD, APT. 412, HOMEWOOD, IL 60430

Grantee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET  
SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2005-KS8

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

Note:  
Date: June 3, 2005  
Amount: \$112,500.00  
Maker: WYCIE JOHNSON (NOW DECEASED) AND BRENDA JOHNSON  
Payee: BWM MORTGAGE, LLC

Property Address: 2127-2129 WEST 72ND STREET, CHICAGO, IL 60636



P+7439550575+8936+01+04+DEEDLIEU

S ✓  
P ✓  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

**UNOFFICIAL COPY**

Loan No: 7439550575

Data ID: 157

**Consideration:**

Cancellation and extinguishment of \$89,336.68 (the "Obligations") of the unpaid balance on the Note.

**Property (including any improvements):**


LOTS 11 AND 12 IN BLOCK 5 IN HERRON'S SUBDIVISION OF 50 ACRES IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 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 06/03/05, signed by WYCIE JOHNSON (NOW DECEASED) AND BRENDA JOHNSON, recorded as INSTRUMENT NO. 0516414359 ON 06/13/2005, of the official public records of COOK County, ILLINOIS; securing repayment of that certain Note of the same date, in the amount of \$112,500.00, payable to BWM MORTGAGE, LLC ("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.

REAL ESTATE TRANSFER TAX		26-Jun-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-30-112-008-0000   20190601611660   0-795-242-592		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		26-Jun-2019
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-30-112-008-0000   20190601611660   0-876-032-096		



P+7439550575+8936+02+04+DEEDLIEU

# UNOFFICIAL COPY

Loan No: 7439550575

Data ID: 157

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.



P+7439550575+8936+03+04+DEEDLIEU

# UNOFFICIAL COPY

Loan No: 7439550575

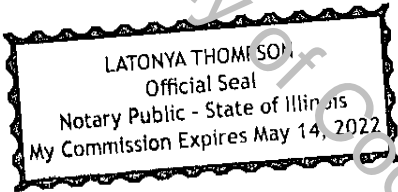
Data ID: 157

Brenda Johnson (Seal)  
BRENDA JOHNSON —Grantor

STATE OF ILLINOIS  
COUNTY OF COOK

§  
§

The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of MARCH,  
2019, by BRENDA JOHNSON



Latonya Thompson  
Notary Public  
LATONYA THOMPSON  
(Printed Name)

My commission expires: 5-14-22

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

3-21-2019  
Date

Emily Thomas  
Signature of Buyer, Seller or Representative

Mail Tax Notices To:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS8  
60 LIVINGSTON AVENUE, EM-MN-WS3D, ST. PAUL, MN 55107



P+7439550575+8936+04+04+DEEDLIEU

# 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 MARCH 21, 2019

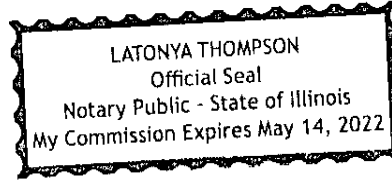
Signature: Brenda Johnson  
Brenda Johnson, Grantor

Subscribed and sworn to before me

By the said BRENDA JOHNSON

This 21<sup>ST</sup> day of MARCH, 2019

Notary Public Latonya Thompson  
~~LATONYA THOMPSON~~



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 March 21, 2019

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS8

Signature: Emily Thomas, Grantee or Agent

Name: Emily Thomas

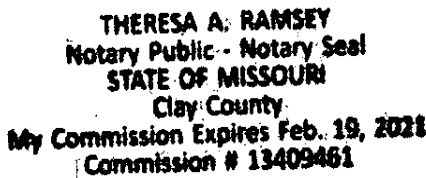
Title: Title Officer

Subscribed and sworn to before me

By the said Emily Thomas

This 21<sup>ST</sup> day of March, 2019

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.)