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1930847056D

Doc# 1930847056 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/04/2019 01:53 PM PG: 1 OF 13

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

Mail Tax Statements To:
MTGLO INVESTORS, L.P.
2001 Ross Avenue, Suite 2800, Dallas, TX 75201.

DEED IN LIEU OF FORECLOSURE

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

KNOWN ALL MEN BY THESE PRESENTS, that **WILLIE M. WILLIAMS**, as surviving spouse and joint tenant of Charlene Williams, deceased, now remarried to **ELSIE L. BRIDGES WILLIAMS**, a married couple, whose mailing address is **301 SHOAL CREEK MANOR, LOCUST GROVE, GA 30248**, hereinafter called grantors, for \$1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **MTGLO INVESTORS, L.P.**, whose tax mailing address is **2001 Ross Avenue, Suite 2800, Dallas, TX 75201**, 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

SEE EXHIBIT "B" ATTACHED HERETO AS ESTOPPEL AFFIDAVIT

Property Address: 14225 MARYLAND AVE., DOLTON, IL 60419

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REAL ESTATE TRANSFER TAX

04-Nov-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-02-301-014-0000 | 20190901694929 | 0-251-040-096

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This being the identical property conveyed to the GRANTOR herein by Deed recorded in **Instrument 97145212**

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;

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.

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 **MTGLO INVESTORS, L.P.** without offset, defense, or counterclaim;

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(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 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 12 day of August, 2019.

Willie M. Williams
WILLIE M. WILLIAMS

Elsie L. Bridges Williams
ELSIE L. BRIDGES WILLIAMS

STATE OF Georgia
COUNTY OF Henry

The foregoing instrument was acknowledged before me on August 12, 2019 by **WILLIE M. WILLIAMS** and **ELSIE L. BRIDGES WILLIAMS** who are personally known to me or have produced Driver License 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.

Jameel M. Davis
Notary Public
Jameel M. Davis

Jameel M Davis
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 04/21/2023

Property Address: 14225 MARYLAND AVE., DOLTON, IL 60419

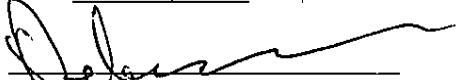
UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

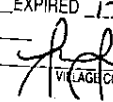
COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 8-14-2019



Buyer, Seller or Representative

VILLAGE OF DOLTON		No. 22906
WATER/REAL PROPERTY TRANSFER TAX		
ADDRESS	<u>14225 Maryland ave</u>	
ISSUE	<u>11/4/2019</u>	EXPIRED <u>12/4/2019</u>
AMT	<u>50.00</u>	
TYPE	<u>Deed in lieu</u>	
		
	VILLAGE COMPTROLLER	

Property of Cook County Clerk's Office

Property Address: 14225 MARYLAND AVE., DOLTON, IL 60419

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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 August 14, 2019

Phillip M. Williams

Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said Phillip M. Williams & Elsie L. Bridge - Williams
this 14 day of August, 2019.

NOTARY PUBLIC

Jameel M. Davis

Jameel M Davis
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 04/21/2023

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 _____, 2019

Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said _____
This _____ day of _____, 2019.

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.)

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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 August 12, 2019

Willie M. Williams
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Willie M. Williams & Etsie L. Bridge - Williams
this 12 day of August,
2019.

NOTARY PUBLIC Jameel M. Davis

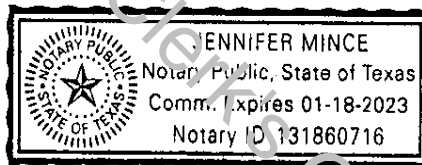
Jameel M Davis
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 04/21/202

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 September 16, 2019

Joe Trimble
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Joe Trimble
This 16 day of September,
2019.



NOTARY PUBLIC Jennifer Mince

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.)

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EXHIBIT A (LEGAL DESCRIPTION)

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 31 IN BLOCK 8 IN CALUMET PARK FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JUNE 18, 1925, IN BOOK 208, PAGES 12 AND 13, AS DOCUMENT NO. 8948328, IN COOK COUNTY, ILLINOIS.

PIN: 29-02-301-014-0000

COMMONLY known as: 14225 MARYLAND AVE., DOLTON, IL 60419

Tax Parcel Number: 29-02-301-014-0000

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UNOFFICIAL COPY**EXHIBIT "B"
ESTOPPEL AFFIDAVIT**STATE OF Georgia
COUNTY OF Harris

WILLIE M. WILLIAMS and ELSIE L. BRIDGES WILLIAMS, 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 **MTGLO INVESTORS, L.P.**, 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 **MTGLO INVESTORS, L.P.**, 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 **MTGLO INVESTORS, L.P.**, therein all their right, title, and interest absolutely in and to said premise; that possession of said premises has been surrendered to **MTGLO INVESTORS, L.P.**;

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 **MTGLO INVESTORS, L.P.**, 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.

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That the consideration for said deed was and is payment to affiants of the sum of \$1.00 by MTGLO INVESTORS, L.P., 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 MTGLO INVESTORS, L.P., its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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: August 14, 2019

Willie M. Williams
WILLIE M. WILLIAMS

Elsie L. Bridges Williams
ELSIE L. BRIDGES WILLIAMS

STATE OF Georgia
COUNTY OF Henry

The foregoing instrument was acknowledged before me on August 14, 2019 by **WILLIE M. WILLIAMS** and **ELSIE L. BRIDGES WILLIAMS** who are personally known to me or have produced Driver Licenses 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.

Jameel M. Davis
Notary Public
Jameel M. Davis

Jameel M Davis
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 04/21/2023

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GRANTOR(S) AFFIDAVIT

State of Georgia
County of Henry

WILLIE M. WILLIAMS and ELSIE L. BRIDGES WILLIAMS, 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.

Willie M. Williams
WILLIE M. WILLIAMS

Elsie L. Bridges Williams
ELSIE L. BRIDGES WILLIAMS

STATE OF Georgia
COUNTY OF Henry

The foregoing instrument was acknowledged before me on August 14, 2019 by **WILLIE M. WILLIAMS** and **ELSIE L. BRIDGES WILLIAMS** who are personally known to me or have produced _____ 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.

Jameel M Davis
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 04/21/2023

Jameel M. Davis
Notary Public
Jameel M. Davis

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

Mortgagee: BENEFICIAL ILLINOIS INC. D/B/A BENEFICIAL MORTGAGE CO. OF ILLINOIS

Mortgagor: WILLIE M. WILLIAMS AND CHARLENE WILLIAMS, HUSBAND AND WIFE J/T

Dated: 11/18/2005

Recorded: 11/22/2005

Reference: INSTRUMENT NO. 0532621014

Amount: \$134,638.47

Open Ended: NO

A ASSIGNMENT

ASSIGNOR: BENEFICIAL FINANCIAL I INC., SUCCESSOR BY MERGER TO BENEFICIAL ILLINOIS INC., D/B/A BENEFICIAL MORTGAGE CO., OF ILLINOIS, BY CALIBER HOME LOANS, INC., AS ATTORNEY IN FACT

ASSIGNEE: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST

Dated: 10/26/2017

Recorded: 11/07/2017

Reference: INSTRUMENT NO. 1731139090