

UNOFFICIAL COPY



Doc# 2002857075 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/28/2020 11:08 AM 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:
ServiceLink
10385 Westmoor Drive, Suite 100
Westminster, CO 80021
Attention: Denver DIL Title

Mail Tax Statements To:
Secretary of Housing and Urban Development
C/O NOVAD Management Consulting, 2401 N.W. 23rd St, Suite 1A1, Oklahoma City, OK
73107

DEED IN LIEU OF FORECLOSURE

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

KNOWN ALL MEN BY THESE PRESENTS, that **VERDIA JONES**, an unmarried person, whose mailing address is **6472 W North Ave., Chicago, IL 60707**, hereinafter called grantor, for \$1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Secretary of Housing and Urban Development**, whose tax mailing address is **C/O NOVAD Management Consulting, 2401 N.W. 23rd St, Suite 1A1, Oklahoma City, OK 73107**, and mailing address is **451 Seventh Street SW, Washington, DC 20410**, 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: 8623 S ELIZABETH ST., CHICAGO, IL 60620

UNOFFICIAL COPY

This being the identical property conveyed to the GRANTOR herein by Deed recorded in **Instrument 97844687** and **#0030137240**

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.

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.

Property Address: 8623 S ELIZABETH ST., CHICAGO, IL 60620

UNOFFICIAL COPY

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 Secretary of Housing and Urban Development 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.

UNOFFICIAL COPY

WITNESS the hand of said Grantor this 10th day of October, 2019.

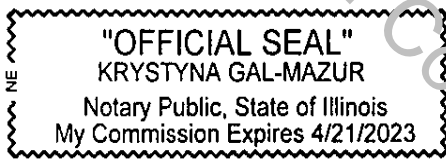
Verdia L Jones

VERDIA JONES

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 10/10, 2019 by **VERDIA JONES** who is personally known to me or has produced ST ID # 5208-7226-7417 as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Rachynas Gutierrez
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: 10/10/2019
Verde R Jones
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		24-Jan-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-32-330-009-0000 | 20191201672701 | 1-906-985-824

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		28-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-32-330-009-0000 | 20191201672701 | 1-923-625-824

Property Address: 8623 S ELIZABETH ST., CHICAGO, IL 60620

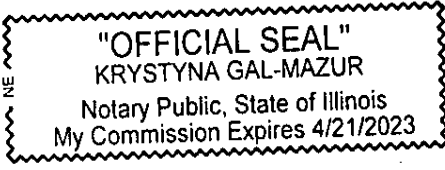
UNOFFICIAL COPY

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 10/10, 2019

Verdita L Jones
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said VERDITA L JONES
this 10th day of OCTOBER,
2019.

NOTARY PUBLIC Krystyna Gal-Mazur

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 10/10, 2019

Verdita L Jones
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said VERDITA L JONES
This 10th day of OCTOBER,
2019.

NOTARY PUBLIC Krystyna Gal-Mazur

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 ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

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 _____,
2019.

NOTARY PUBLIC _____

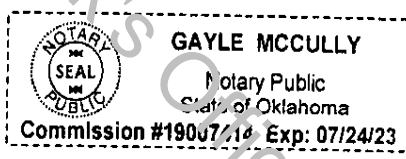
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 October 21, 2019

[Handwritten Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 21 day of October,
2019.

NOTARY PUBLIC Gayle McCully



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.)

UNOFFICIAL COPY

EXHIBIT "B" ESTOPPEL AFFIDAVIT

STATE OF Ill.
COUNTY OF COOK

VERDIA JONES, 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 Secretary of Housing and Urban Development, 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 Secretary of Housing and Urban Development 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 Secretary of Housing and Urban Development, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to Secretary of Housing and Urban Development;

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 Secretary of Housing and Urban Development, 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

Property Address: 8623 S ELIZABETH ST., CHICAGO, IL 60620

UNOFFICIAL COPY

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 **Secretary of Housing and Urban Development**, agreement to forbear 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 **Secretary of Housing and Urban Development**, 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.

UNOFFICIAL COPY

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: 10/10/2019

Verdia Jones

VERDIA JONES

STATE OF Ill.
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 10/10, 2019 by VERDIA JONES who is personally known to me or has produced ID # 5208-7226-741 as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Krystyna Gal-Mazur
Notary Public

UNOFFICIAL COPY

EXHIBIT A (LEGAL DESCRIPTION)

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

LOT 30 AND THE NORTH 11 FEET OF LOT 29 IN BLOCK ONE IN MATSON HILLS SOUTH OF ENGLEWOOD ADDITION BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO.: 20-32-330-009-0000

COMMONLY known as: 8623 S ELIZABETH ST., CHICAGO, IL 60620

Tax Parcel Number: 20-32-330-009-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR(S) AFFIDAVIT

State of Ill. }
County of Cook }

VERDIA JONES, 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:

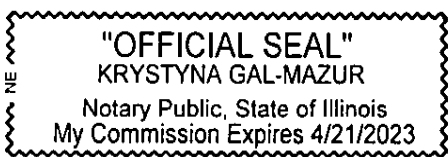
That he or she has read the attached deed and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge.

Verdia R Jones
VERDIA JONES

STATE OF Ill.
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 10/10, 2019 by **VERDIA JONES** who is personally known to me or has produced VERD ID# 5208-7226-7417 as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Krystyna Gal-Mazur
Notary Public



UNOFFICIAL COPY

EXHIBIT C

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

MORTGAGE FROM VERDIA JONES, A WIDOW TO FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B. IN INSTRUMENT NO. 0629931039 IN THE AMOUNT OF \$255,000.00, OPEN ENDED TO \$255,000.00, DATED 10/02/2006, RECORDED 10/26/2006, IN COOK COUNTY RECORDS.

a. ASSIGNMENT OF RECORD BETWEEN FINANCIAL FREEDOM SENIOR FUNDING CORPORATION AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), A DELAWARE CORPORATION, ITS SUCCESSORS OR ASSIGNS, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC AS SET FORTH IN INSTRUMENT NO. 0927508126, DATED 09/29/2009, RECORDED 10/02/2009 IN COOK COUNTY RECORDS.

b. ASSIGNMENT OF RECORD BETWEEN MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS AND CIT BANK, N.A., ITS SUCCESSORS AND ASSIGNS AS SET FORTH IN INSTRUMENT NO. 1611047014, DATED 03/23/2016, RECORDED 04/19/2016 IN COOK COUNTY RECORDS.

c. ASSIGNMENT OF RECORD BETWEEN MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT WASHINGTON D.C., ITS SUCCESSORS AND ASSIGNS AS SET FORTH IN INSTRUMENT NO. 1631556197, DATED 10/28/2016, RECORDED 11/10/2016 IN COOK COUNTY RECORDS.

MORTGAGE FROM VERDIA JONES, A WIDOW TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT IN INSTRUMENT NO. 0629931040 IN THE AMOUNT OF \$255,000.00, OPEN ENDED TO \$255,000.00, DATED 10/02/2006, RECORDED 10/26/2006, IN COOK COUNTY RECORDS.