

# UNOFFICIAL COPY



Doc# 2024108097 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 10:54 AM PG: 1 OF 6

Prepared by: Christina V. Jenkins  
AsurityDocs  
717 N. Harwood, Suite 1600  
Dallas, TX 75201

Recording Requested By and Return To:  
COVIUS SETTLEMENT SERVICES, LLC  
999 TECH ROW  
MADISON HEIGHTS, MI 48071  
Permanent Index Number: 29-18-210-033-0000; 29-18-210-034-0000

Loan No: 10749362  
Borrower: SHARON MANCE

Data ID: 738

## WARRANTY DEED IN LIEU OF FORECLOSURE

Date: May 26 2020

Grantor: DENISE DANIELS, as Guardian of the Estate and Person of SHARON YVONNE MANCE, a disabled person, pursuant to an Order by the Circuit Court of Cook County, Illinois filed on January 15, 2020 under Case No. 2019 P 3220

Grantor's Address:  
c/o GHW LAW, 1755 S NAPERVILLE RD, STE 100, WHEATON, IL 60189

Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Grantee's Address:  
MIDTOWN CENTER, 1100 15TH STREET, NW, WASHINGTON, DC 20005

Note:  
Date: June 7, 2012  
Amount: \$77,325.00  
Maker: SHARON MANCE, DIVORCED  
Payee: JPMORGAN CHASE BANK, N.A.

Property Address: 15218 HONORE AVENUE, HARVEY, IL 60426



REAL ESTATE TRANSFER TAX		28-Aug-2020	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
29-18-210-033-0000   20200801674922   1-630-554-592			

No. 18692

# UNOFFICIAL COPY

Loan No: 10749362

Data ID: 738

**Consideration:**

Cancellation and extinguishment of \$64,933.31 (the "Obligations") of the unpaid balance on the Note.

**Property (including any improvements):**

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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 06/07/12, signed by SHARON MANCE, DIVORCED, recorded as INSTRUMENT NO. 1217345002 ON 06/21/2012, of the official public records of COOK County, ILLINOIS; securing repayment of that certain Note of the same date, in the amount of \$77,325.00, payable to JPMORGAN CHASE BANK, N.A. ("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.

# UNOFFICIAL COPY

Loan No: 10749362

Data ID: 738

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.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Loan No: 10749362

Data ID: 738

*Denise Daniels as Guardian of the Estate and Person of Sharon Yvonne Mance, a Disabled person (Seal)*  
 DENISE DANIELS, as Guardian of the Estate and Person of SHARON YVONNE MANCE, a disabled person -Grantor

STATE OF Illinois §  
 COUNTY OF Cook §

The foregoing instrument was acknowledged before me this 26th day of May, 2020, by DENISE DANIELS, as Guardian of the Estate and Person of SHARON YVONNE MANCE, a disabled person.

*Richard A. Maier Jr*  
 \_\_\_\_\_  
 Notary Public  
*Richard A. Maier Jr*  
 \_\_\_\_\_  
 (Printed Name)



My commission expires: 5/31/21

Exempt under 35 ILCS 200/31-45 paragraph (1), Section 4, Real Estate Transfer Tax Act, Federal National Mortgage Association *By: SPM Morgan Chase Bank, N.A ITS: ATTORNEY-IN-FACT*

06-03-2020  
 \_\_\_\_\_  
 Date  
*Arla Haney*  
 \_\_\_\_\_  
 Signature of Buyer, Seller or Representative

**Arla Haney**  
 Vice President

Mail Tax Notices To:  
 FEDERAL NATIONAL MORTGAGE ASSOCIATION  
 MIDTOWN CENTER, 1100 15TH STREET, NW, WASHINGTON, DC 20005

# UNOFFICIAL COPY

## EXHIBIT "A"

Lot 10 and 11 in Block 7 in Harvey Residence Subdivision, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 18, Township 36 North, Range 14 East of the Third Principal Meridian, filed in Plat Doc # 1773273 in Cook County, Illinois.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** affirms that, to the best of Grantor's 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.

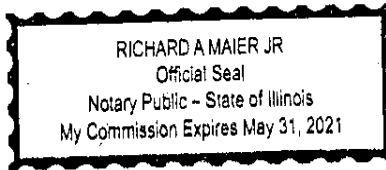
Dated May 26, 2020

Signature: Denise Daniels as Guardian of the Estate and Person of Sharon Yvonne Mance, a Disabled Person  
DENISE DANIELS, as Guardian of the Estate and Person of SHARON YVONNE MANCE, a disabled person, **Grantor**

Subscribed and sworn to before me  
By the said Denise Daniels as Guardian of the Estate and Person of Sharon Yvonne Mance, a disabled person

This 26th day of May, 2020

Notary Public Richard A. Maier Jr.



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 July 08, 2020

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
By: JPMorgan Chase Bank, N.A. as Attorney in Fact

Signature: Kewanda M. Gordon, **Grantee or Agent**

Name: Kewanda M. Gordon

Title: Vice President

Subscribed and <sup>Sworn</sup> acknowledged before me

By the said Kewanda M. Gordon

This 8th day of July, 2020

Notary Public Janice D. Howard  
Janice D. Howard

Janice D. Howard  
Ouachita Parish, Louisiana  
Lifetime Commission  
Notary Public ID # 026602

**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.)