

# UNOFFICIAL COPY



\*2030334000\*

Doc# 2030334000 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/29/2020 09:58 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: 01-02-202-050-1002

Loan No: 10775465

Data ID: 860

Borrower: MICHAEL E. FOX A/K/A MICHAEL EDWARD FOX

## WARRANTY DEED IN LIEU OF FORECLOSURE

Date: 9/5/2020

Grantor: MICHAEL E. FOX A/K/A MICHAEL EDWARD FOX, A MARRIED MAN

Grantor's Address:

32 TUCSON CIRCLE, PALM DESERT, CA 92211

Grantee: FEDERAL HOME LOAN MORTGAGE CORPORATION

Grantee's Address:

8200 JONES BRANCH DRIVE, MCLEAN, VA 22102

Note:

Date: March 17, 2010

Amount: \$260,000.00

Maker: MICHAEL E. FOX

Payee: A & N MORTGAGE SERVICES, INC.

Property Address: 446 LAGESCHULTE STREET, BARRINGTON, IL 60010



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**Consideration:**

Cancellation and extinguishment of \$213,839.66 (the "Obligations") of the unpaid balance on the Note.

**Property (including any improvements):**

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF



This \_\_\_\_ is X is not homestead property, .

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 03/17/10, signed by MICHAEL E. FOX, recorded as DOCUMENT NO. 1008422043 ON 03/25/10, of the official public records of COOK County, ILLINOIS; securing repayment of that certain Note of the same date, in the amount of \$260,000.00, payable to A & N MORTGAGE SERVICES, INC. ("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		29-Oct-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
01-02-202-050-1002		20201001625603   1-850-725-344



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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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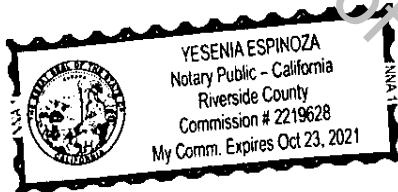
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*Michael E. Fox AKA Michael Edward Fox* (Seal)  
 MICHAEL E. FOX A/K/A MICHAEL  
 EDWARD FOX -Grantor

STATE OF California §  
 COUNTY OF Riverside §

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September,  
 2020 by MICHAEL E. FOX A/K/A MICHAEL EDWARD FOX



*Yesenia Espinoza*  
 Notary Public  
 Yesenia Espinoza, Notary Public  
 (Printed Name)

My commission expires: 10/23/2021

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

9-14-2020  
 Date

*Leslie Legg*  
 Signature of Buyer, Seller or Representative

Leslie Legg Vice President-Doc Execution  
 Federal Home Loan Mortgage  
 by: JP Morgan Chase Corporation  
 BANK, N.A.  
 its Attorney in Fact

Mail Tax Notices To:  
 FEDERAL HOME LOAN MORTGAGE CORPORATION  
 8200 JONES BRANCH DRIVE, MCLEAN, VA 22102



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## EXHIBIT "A"

Parcel 1:

Unit Number 1-446 in The Arbors at Barrington Condominium as delineated on a survey of the following described real estate: Certain lots and lands in the Northeast Quarter of Section 2, Township 42 North, Range 9, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 0617210095, together with their undivided percentage interest in the common elements, all in Cook County, Illinois

Parcel 2:

The exclusive right to the use of Parking Space G-B6, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0617210095.

Parcel ID: 01-02-202-050-1002

Property of Cook County Clerk's Office

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## 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 September 5, 2020

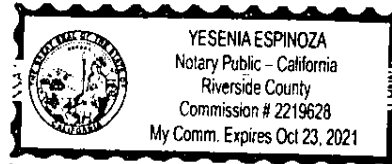
Signature: Michael E. Fox AKA Michael Edward Fox  
Michael E. Fox A/K/A Michael Edward Fox

Subscribed and sworn to before me Yesenia Espinoza, Notary Public

By the said Michael E. Fox aka Michael Edward Fox

This 5th day of September, 2020

Notary Public Yesenia Espinoza



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 September 14, 2020

Federal Home Loan Mortgage Corporation,

By: JPMorgan Chase Bank, N.A. its Attorney in Fact

Signature: Leslie Legg, Grantee or Agent

Name: Leslie Legg

Title: Vice President-Doc Execution

Subscribed and acknowledged before me

By the said Leslie Legg

This 14 day of September, 2020

Notary Public Eva Reese

Eva Reese  
Ouachita Parish, Louisiana  
Lifetime Commission  
Notary Public ID # 17070

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.)