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Doc# 2035319097 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/18/2020 03:42 PM 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: 30-07-4 4-020-0000

Loan No: 10751293
Borrower: WOODROW G MONTGOMERY

Data ID: 378

WARRANTY DEED IN LIEU OF FORECLOSURE

Date: October 26, 2020

Grantor: WOODROW G. MONTGOMERY, A MARRIED MAN, AND AFENYA MONTGOMERY, HIS WIFE

Grantor's Address:
18342 HOLLAND ROAD, LANSING, IL 60438

Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

Note:
Date: April 25, 2012
Amount: \$128,858.00
Maker: WOODROW G MONTGOMERY
Payee: JPMORGAN CHASE BANK, N.A.

Property Address: 550 GREENBAY AVENUE, CALUMET CITY, IL 60409

REAL ESTATE TRANSFER TAX

61382 AP
12/3/2020
Calumet City • City of Homes 5 9

S ✓
P 6
S _____
M _____
SC ✓
E ✓
INT 20

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Consideration:

Cancellation and extinguishment of \$111,891.21 (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 04/25/12, signed by WOODROW G MONTGOMERY as Borrower AND AFENYA MONTGOMERY as Non-Borrowing Spouse, recorded as INSTRUMENT NO. 1212929076 ON 05/08/2012, of the official public records of COOK County, ILLINOIS; securing repayment of that certain Note of the same date, in the amount of \$128,858.00, 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.

REAL ESTATE TRANSFER TAX

18-Dec-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

30-07-414-020-0000

| 20201201680521 | 2-106-347-488

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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.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Loan No: 10751293

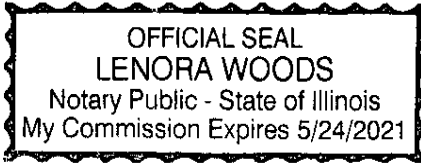
Data ID: 378

W. Montg.....(Seal)
WOODROW G. MONTGOMERY -Grantor

Afeyna Montgomery.....(Seal)
AFENYA MONTGOMERY, Grantor

STATE OF Illinois §
COUNTY OF Cook §

The foregoing instrument was acknowledged before me this 26th day of October, 2020
by WOODROW G. MONTGOMERY AND AFENYA MONTGOMERY.



Lenora Woods
Notary Public

Lenora Woods
(Printed Name)

My commission expires: 5/24/2021

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

10-29-2020
Date

Rebie Perry
Signature of Buyer, Seller or Representative

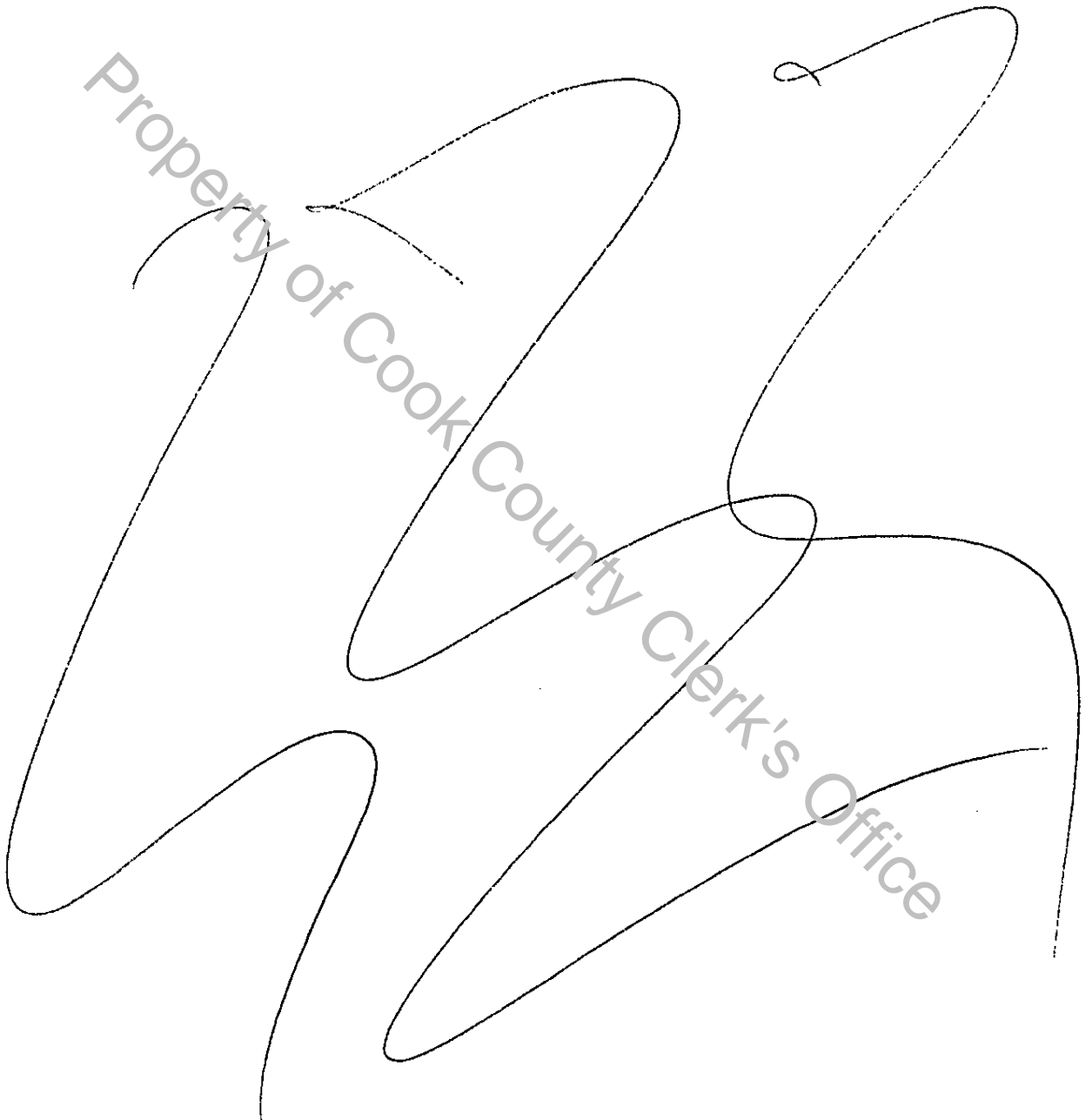
*JP Morgan Chase Bank, N.A.
As Attorney in fact for
Federal National Mortgage
Association

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

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EXHIBIT "A"

Lot 9 in Block 19 in Ford Calumet Highlands Addition to West Hammond, a subdivision of the East 1316 feet of the North 1/2 of the Southeast 1/4 of Section 7, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.



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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 10/26/20, 2020

Signature: [Signature]
WOODROW G. MONTGOMERY, Grantor

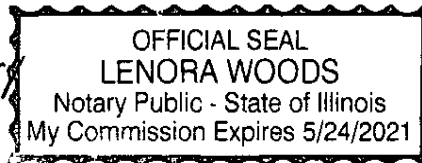
Signature: [Signature]
AFENYA MONTGOMERY, Grantor

Subscribed and sworn to before me

By the said Woodrow G. Montgomery + Afenya Montgomery

This 26th day of October, 2020

Notary Public [Signature]



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 October 29, 2020

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

Signature: [Signature], Grantee or Agent
Name: Leslie Legg
Title: Vice President - Doc Execution
Vice President - Doc Execution

* JPMorgan Chase Bank, N.A.
As Attorney in Fact for Federal
National Mortgage Association

Subscribed and acknowledged before me

By the said Leslie Legg

This 29th day of October, 2020

Notary Public [Signature]
Missy M. Emory

Missy M. Emory
Richland Parish, Louisiana
Lifetime Commission
Notary Public ID #69415

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.)