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Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 03:19 PM Pg: 1 of 6

Dec ID 20210101620984
ST/CO Stamp 2-141-939-728
City Stamp 2-079-516-688

2/4
After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251, and Co-Counsel
Lee Scott Perres, PC
29 North Wacker Drive, Suite 1010
Chicago, Illinois 60606

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Loan No.: 0621928472
Investor No.: 027596192

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Samuel L. Collins, a widower not since remarried, surviving spouse of Joann Collins, date of death December 13, 2019, whose address is 11319 South Wallace Street, Chicago, Illinois 60628 (“Grantor”)

herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R5 Mortgage-Backed Notes, Series 2018-R5, whose address is 8950 Cypress Waters Blvd, Coppell, Texas 75019 (“Grantee”),

its successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.

PIN: 25-21-120-006-0000

Property Address: 11319 South Wallace Street, Chicago, Illinois 60628

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THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, its successors and assigns in said property under said Mortgage whether guaranteed, insured or direct loan, shall not merge, and that said Mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Samuel L. Collins and Joann Collins, husband and wife not in tenancy in common but in joint tenancy, Mortgagee, to American General Financial Services of Illinois, Inc.

, Mortgagee, dated October 26th, 2006, and recorded on October 30th, 2006 in Book N/A, Page N/A, Instrument No. 0630334087, which was assigned to U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R5 Mortgage-Backed Notes, Series 2018-R5 by an assignment ("Assignment") recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith in the Office of the Recorder of Cook County, State of Illinois.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. The said Grantor does covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, the Grantor is well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against all lawful claims and demands whatsoever. Said Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

Dated: 10/9/20

Samuel L. Collins
Samuel L. Collins -Grantor

-Grantor

-Grantor

-Grantor

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GRANTOR ACKNOWLEDGEMENT

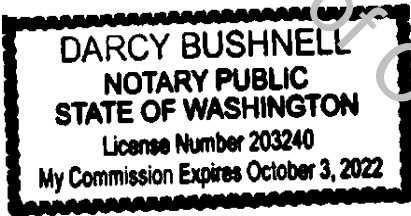
State of Washington §
County of King §

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Samuel L. Collins

personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 9th day of October, 2020.

SEA



Darcy Bushnell
Notary Public

Darcy Bushnell
Printed Name
My Commission Expires: 10/03/2022

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2016-R5 Mortgage-Backed Notes, Series 2018-R5, 8950 Cypress Waters Blvd. Coppell, Texas 75019

"TAX EXEMPT PURSUANT TO PARAGRAPH L, STATE STATUTE 15 ILCS 200/31-45"

11-4-2020
Date

Ruth Ruel (Seal)
Printed Name Ruth Ruel

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Investor No.: 027596192

EXHIBIT "A"

THE NORTH 1/2 OF LOT 38 AND ALL OF LOT 39 IN BLOCK 20 IN SHELDON HEIGHTS IN THE NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 11319 South Wallace Street, Chicago, IL 60628

Parcel ID: 25-21-120-005-0000

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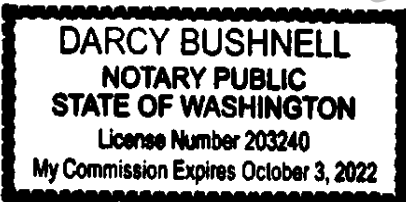
STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantor 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, 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 10/9/20

Signature *Samuel Colton*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 9th day of October, 2020.



Notary Public *Darcy Bushnell*
Printed Name Darcy Bushnell

STATEMENT BY GRANTEE

Grantee or his agent affirms that, to the best of his/her 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, 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 _____

Signature _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this _____ day of _____, _____.

Notary Public _____
Printed Name _____

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.

(Attached 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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Dated _____ Signature _____
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this _____ day of _____

Notary Public _____

Printed Name _____

STATEMENT BY GRANTEE

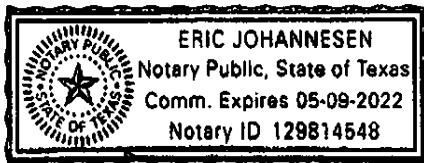
Grantee or his agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 29th, 2020 Signature _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 29th day of October
2020.

Notary Public _____

Printed Name ERIC JOHANNESSEN



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.

(Attached 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)