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Doc#. 2231433184 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/10/2022 03:12 PM Pg: 1 of 4

Dec ID 20221001667590
ST/CO Stamp 0-310-925-648

DEED IN LIEU OF FORECLOSURE

THIS INSTRUMENT WITNESSETH, that Robert Zickafoose, as Independent Administrator of The Estate of Jack Zickafoose, Deceased, under case no. 22 P 2051 in the Circuit Court of Cook County, Illinois County Department – Probate Division (hereafter collectively referred to as "Grantor"), conveys to The Secretary of Housing and Urban Development SUCCESSORS AND ASSIGNS, whose tax mailing address c/o Novad Management Consulting, 2401 N.W. 23rd St, Suite 1A1, Oklahoma City, OK 73107, and mailing address is 451 7th Street SW Washington D.C. 20410 (hereafter "Grantee"), for valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in the County of Cook, State of Illinois:

LOT 18 IN BLOCK 6 IN HERZOG AND KUNTZE'S SUBDIVISION OF LOT 8 IN CARL LAGERHAUSEN'S ESTATE DIVISION IN THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT DOCUMENT NO. 1388466, IN COOK COUNTY, ILLINOIS

PERMANENT TAX NUMBER 09-20-309-018-0000

**Commonly known as 1394 Carol Lane, Des Plaines, IL 60018
Tax ID No. 09-20-309-018-0000
(hereafter referred to as "Real Estate").**

This Deed is given subject to all conditions, restrictions, and covenants of record; Real Estate taxes not yet due or payable; public, utility, and other easements of record; existing building lines and restrictions and any encroachments upon the subject Real Estate from adjoining properties.

By executing this Deed, Grantor intends to and shall release their equity, if any, in the Real Estate. This Deed is an absolute conveyance of all of Grantor's right, title, and interest in the Real Estate. Grantor does covenant for themselves, their heirs, executors, and assigns, that at the signing of this Deed, Grantor was well seized of the Real Estate as a good and indefeasible estate in fee simple, and that Grantor and their heirs, executors, and assigns will warrant and defend said Real Estate, with the appurtenances thereunto

Exempt deed or instrument
eligible for recordation
without payment of tax

11-7-2022


City of Des Plaines

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belonging, unto said Grantee, its successors and assigns, against all lawful claims and demands whatsoever. Grantor declares that this Deed is freely and voluntarily given and further acknowledges that they have waived any and all redemption rights and cure rights permitted by law.

Grantor further states that Grantee may take complete possession of the Real Estate immediately.

Grantor further states that mortgagor, Jack Zickafoose, died on January 18, 2022.

The undersigned Grantor represents and certifies that he is fully empowered to execute and deliver this document, that all requisite action(s) have been undertaken authorizing them to effectuate the matter(s) set forth herein on behalf of the Estate.

This Deed is in lieu of foreclosure AND SATISFIES ONLY (i) a mortgage in the original principal amount of Four Hundred Twelve Thousand Eight Hundred Dollars, (\$412,800.00) from Grantor originally in favor of Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank, FSB, dated the 6th day of April 2007, and recorded in the Office of the Recorder of Cook County, Illinois on the 23rd day of April 2007, as Instrument No. 0711326242 and the indebtedness thereby secured, which was ultimately assigned to Grantee via Assignment of Mortgage recorded on February 23, 2021 as Instrument No. 2105407101 in the Office of the Recorder of Cook County, Illinois; and (ii) a second mortgage in the original principal amount of Four Hundred Twelve Thousand Eight Hundred Dollars, (\$412,800.00) from Grantor originally in favor of Secretary of Housing and Urban Development, dated the 6th day of April 2007, and recorded in the Office of the Recorder of Cook County, Illinois on the 23rd day of April 2007, as Instrument No. 0711326243 and the indebtedness thereby secured (hereafter collectively referred to as "Mortgage").

Situated in the County of Cook, in the State of Illinois, Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has executed this Deed in Lieu of Foreclosure this

2 day of September, 2022.

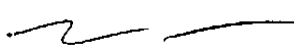
"GRANTOR"



Robert Zickafoose, as Independent Administrator of The Estate of Jack Zickafoose, Deceased

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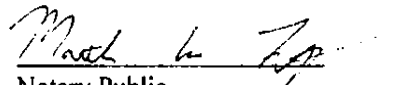
Exempt under provisions of 35 ILCS 200/31-45(l).

10/13/22 

STATE OF Virginia)
)S
COUNTY OF Rockingham)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Robert Zickafoose, as Independent Administrator of The Estate of Jack Zickafoose, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

WITNESS my hand and Notarial Seal this 2 day of September, 2022.


Notary Public

My Commission Expires: 02/28/2026
Residing in Rockingham County

Matthew Lee Fitzgerald
Printed

THIS INSTRUMENT PREPARED BY:

Valerie L. Matheis, Esq.
NELSON & FRANKENBERGER, LLC
550 Congressional Blvd, Suite 210,
Carmel, Indiana 46032
Telephone: (317) 844-0106



GRANTEE'S ADDRESS AND SEND TAX STATEMENTS TO:

Secretary of Housing and Urban Development
c/o Novad Management Consulting
2401 NW 23rd Street, Suite 1A1
Oklahoma City, OK 73107

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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 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 October 6, 2022

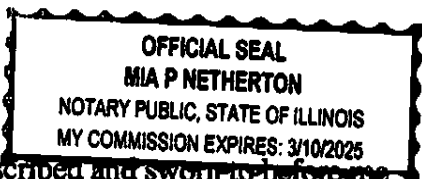


Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Mia P. Netherton
This 6 day of October, 2022
Notary Public [Signature]

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 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 6, 2022



Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Mia P. Netherton
This 6 day of October, 2022
Notary Public [Signature]

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.)