

UNOFFICIAL COPY

Doc#. 2232245003 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/18/2022 09:19 AM Pg: 1 of 4

Dec ID 20221101694176
ST/CO Stamp 0-032-802-128
City Stamp 0-103-908-688

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH, that Terry R. Bivins, as to a life estate and Lyn M. Bivins, as to remainder, (hereafter collectively referred to as "Grantors"), conveys to The Secretary of Housing and Urban Development, ITS 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:

UNIT 1700 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WILLOWS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25470531 AND FILED AS LR3162879, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-33-316-079-1005

**Commonly known as 1700 North Larrabee Street, Chicago, IL 60614-3622
Tax ID No. 14-33-316-079-1005 (Vol. 495)
(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, Grantors intend to and shall release their equity, if any, in the Real Estate. This Deed is an absolute conveyance of all of Grantors' right, title, and interest in the Real Estate. Grantors do covenant for themselves, their heirs, executors, and assigns, that at the signing of this Deed, Grantors were well seized of the Real Estate as a good and indefeasible estate in fee simple, and that Grantors and their heirs, executors, and assigns will warrant and defend said Real Estate, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against all lawful claims and demands

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whatsoever. Grantors declare 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.

Grantors further state that Grantee may take complete possession of the Real Estate immediately.

This Deed is in lieu of foreclosure AND SATISFIES ONLY (i) a mortgage in the original principal amount of Nine Hundred Thirty-Eight Thousand Two Hundred Fifty Dollars, (\$938,250.00) from Grantors originally in favor of First Reverse Financial Services, a Subsidiary of Wilmington Savings Fund Society, FSB, dated the 27th day of March 2009, and recorded in the Office of the Recorder of Cook County, Illinois on the 14th day of August 2009, as Instrument No. 0922655011 and the indebtedness thereby secured, which was ultimately assigned to Grantee via Assignment of Mortgage recorded on August 22, 2017 as Instrument No. 1723439131 in the Office of the Recorder of Cook County, Illinois; and (ii) a second mortgage in the original principal amount of Nine Hundred Thirty-Eight Thousand Two Hundred Fifty Dollars, (\$938,250.00) from Grantors originally in favor of Grantee, dated the 27th day of March 2009, and recorded in the Office of the Recorder of Cook County, Illinois on the 14th day of August 2009, as Instrument No. 0922655012 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.

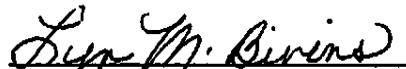
IN WITNESS WHEREOF, Grantors have executed this Deed in Lieu of Foreclosure this

9th day of September 2022.

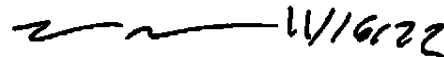
"GRANTORS"



Terry R. Bivins, as to a life estate



Lyn M. Bivins, as to remainder

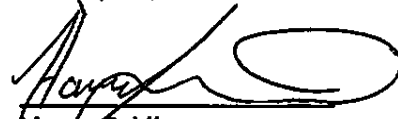
Exempt under provisions of 35 ILCS 200/31-45(l).  11/16/22

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STATE OF WISCONSIN)
)S
 COUNTY OF SHEBOYGAN)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Terry R. Bivins, as to a life estate and Lyn M. Bivins, as to remainder 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 9 day of September, 2022.

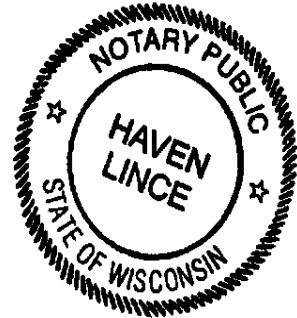

 Notary Public

My Commission Expires: 08/26/2025
 Residing in Sheboygan County

Haven Lince
 Printed

THIS INSTRUMENT PREPARED BY:

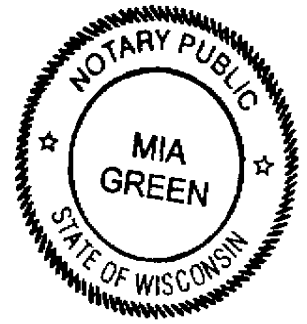
Valerie L. Matheis, Esq.
 NELSON & FRANKENBERGER, LLC
 550 Congressional Blvd, Suite 210,
 Carmel, Indiana 46032
 Telephone: (317) 844-0106



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

137-4813542

UNOFFICIAL COPY**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 10/26, 2022

Signature: Terry R Bivins
Grantor or Agent

Subscribed and sworn to before me
By the said TERRY R BIVINS
This 26, day of OCTOBER, 2022
Notary Public Mariana Street

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 November 10th, 2022

Signature: George Adoi
Grantee or Agent

Subscribed and sworn to before me
By the said George Adoi
This 10th, day of November, 2022
Notary Public Mariana Street



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.)