

UNOFFICIAL COPY

Prepared By:

Eric Feldman, Esq.
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

After Recording Mail To:

GITSIT Solutions, LLC
333 South Anita Drive, Suite 400
Orange, CA 92868

Mail Tax Statement To:

GITSIT Solutions, LLC
333 South Anita Drive, Suite 400
Orange, CA 92868



Doc# 2306022000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2023 09:06 AM PG: 1 OF 3

CTT 2/20/2023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

KNOWN ALL MEN BY THESE PRESENTS, that **David S. Dordek, as Independent Administrator of the Estate of Gladys M. Crump, deceased**, as appointed by the Circuit Court of Cook County in case no. 22P4554, hereinafter called grantor, for TEN AND NO/100 DOLLARS (\$10.00) and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **GITSIT Solutions, LLC a Delaware Limited Liability Company**, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the Cook County, IL, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This being the identical property conveyed to the GRANTOR herein by Deed from Mason Ruth and Virginia D. Ruth, his wife dated January 8, 1971, recorded January 11, 1971 and filed in Record Document No: 21367864

COMMONLY known as: 1333 East 89th Place, Chicago, IL 60619

Assessor's Parcel Number: 25-02-217-002-0000

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct. By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceedings to foreclosure that mortgage, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

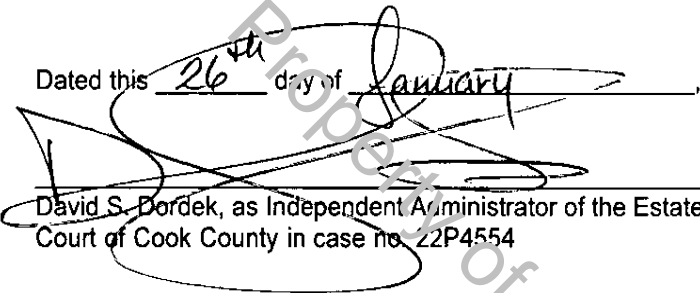
Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

UNOFFICIAL COPY

The true and actual consideration for this transfer consists of grantee's waiver of its right to bring an action against Grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action stated above with respect to that document bearing the date of November 8, 2005, by grantor in favor of **Wells Fargo Bank, N.A.**, and recorded at Doc. No. 0602546027 real property records of Cook County, IL on the January 25, 2006; and according to public record the beneficial interest of the mortgage was assigned to **The Secretary of Housing and Urban Development, Washington, D.C., and his/her successors and assigns**, by assignment recorded January 5, 2009, in Doc. No. 0900531033; and assigned to **GITSIT Solutions, LLC**, by assignment recorded February 10, 2022; in Doc. No. 2204139106. A pending court action as disclosed by a recorded notice, GITSIT Solutions, LLC, plaintiff, Unknown Heirs of Gladys M. Crump a/k/a Gladys Mae Crump, United States of America, Unknown Owners and Non-Record Claimants, defendant, Cook, County, case no. 2022CH02461, nature of action Mortgage Foreclosure, recorded on March 22, 2022 as Document No. 2208134101.

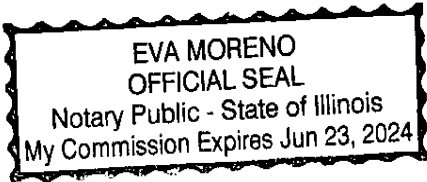
In construction this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

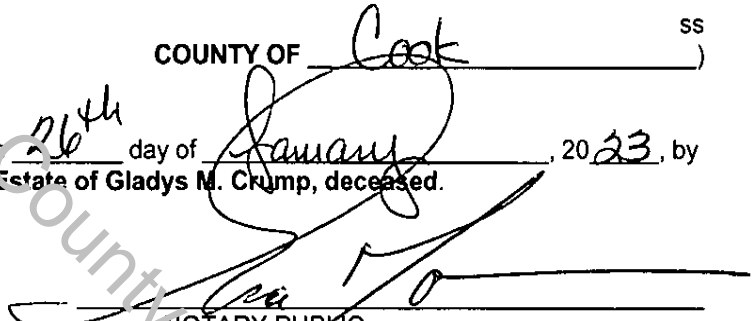
Dated this 26th day of January, 2023.



David S. Dordek, as Independent Administrator of the Estate of Gladys M. Crump, deceased as appointed by the Circuit Court of Cook County in case no. 22P4554

STATE OF Illinois COUNTY OF Cook SS

The foregoing instrument was acknowledged before me this 26th day of January, 2023, by **David S. Dordek, as Independent Administrator of the Estate of Gladys M. Crump, deceased.**
NOTARY RUBBER STAMP/SEAL




NOTARY PUBLIC
Eva Moreno
PRINTED NAME OF NOTARY
MY Commission Expires: 6/23/24

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph 16M
Section 31-45; Real Estate Transfer Tax Act
2/28/23 
Date Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 34 IN BLOCK 21 IN 2ND ADDITION TO CALUMET GATEWAY IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B" ESTOPPEL AFFIDAVIT

STATE OF IL
COUNTY OF Cook

David S. Dordek, as Independent Administrator of the Estate of Gladys M. Crump, deceased, as appointed by the Circuit Court of Cook County in case no. 22P4554, being first duly sworn, depose and say: "That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **GITSIT Solutions, LLC a Delaware Limited Liability Company**, dated the 26th day of January, 2023, conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Parcel ID # **25-02-217-002-0000**

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **GITSIT Solutions, LLC a Delaware Limited Liability Company**, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to **GITSIT Solutions, LLC a Delaware Limited Liability Company**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **GITSIT Solutions, LLC a Delaware Limited Liability Company**;

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditor or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than **GITSIT Solutions, LLC a Delaware Limited Liability Company**, who have interest either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiants of the sum of TEN AND NO/100 DOLLARS (\$10.00) by **GITSIT Solutions, LLC a Delaware Limited Liability Company**, and **GITSIT Solutions, LLC a Delaware Limited Liability Company**, agreement to forebear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage referred to herein, document dated by the undersigned to **Wells Fargo Bank, N.A.**, bearing the date of November 8, 2005, and recorded at Doc. No. 0602546027 real property records of Cook County, IL; and according to public record the beneficial interest of the mortgage was assigned to **The Secretary of Housing and Urban Development, Washington, D.C.**, and his/her successors and assigns, by assignment recorded January 5, 2006, in Doc. No. 0900531033; and assigned to **GITSIT Solutions, LLC**, by assignment recorded February 10, 2022; in Doc. No. 2204139106. At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of **GITSIT Solutions, LLC a Delaware Limited Liability Company**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

UNOFFICIAL COPY

WE (THE BORROWERS) UNDERSTAND THAT WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated this 26th day of January, 2023.

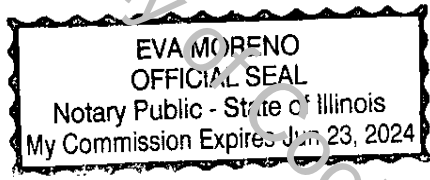
[Handwritten signature]

David S. Dordek, as Independent Administrator of the Estate of Gladys M. Crump, deceased as appointed by the Circuit Court of Cook County in case no. 22P4554

STATE OF Illinois

COUNTY OF Cook SS

The foregoing instrument was acknowledged before me this 26th day of January, 2023, by David S. Dordek, as Independent Administrator of the Estate of Gladys M. Crump, deceased.
NOTARY RUBBER STAMP SEAL



[Handwritten signature]

NOTARY PUBLIC

Eva Moreno
PRINTED NAME OF NOTARY
MY Commission Expires: 6/23/24

Prepared By:
Eric Feldman, Esq.
1349 Galleria Drive Suite 100
Henderson, NV 89014
702-736-6400

Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

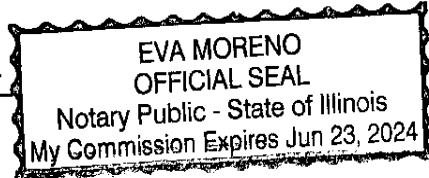
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Company or foreign Company authorized to do business or acquire and hold title to real estate in 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 January 26, 2023. Signature: _____

David S. Dordek, as Independent Administrator of the Estate of Gladys M. Crump, deceased as appointed by the Circuit Court of Cook County in case no. 22P4554

Subscribed and sworn to before me by the said, David S. Dordek, as Independent Administrator of the Estate of Gladys M. Crump, deceased, this 26th day of January, 2023.

Notary Public: _____



The GRANTEE 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 Company or foreign Company 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 2-21, 2023. Signature: _____

GITSIT Solutions, LLC a Delaware Limited Liability Company
By: Mike Perry, Portfolio Manager

Subscribed and sworn to before me by the said, GITSIT Solutions, LLC a Delaware Limited Liability Company, this _____ day of _____, 20____.

Notary Public: _____

See Attached

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)


UNOFFICIAL COPY

NOTARY JURAT

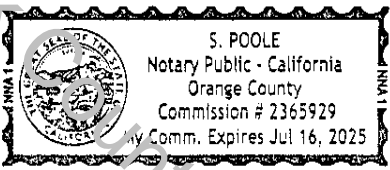
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA } ss:
 County of ORANGE }

Subscribed and sworn to (or affirmed) before me on this 21st day of February, 2023,
 by Mike Perry, proved to me on the basis of satisfactory evidence to be
 the person who appeared before me.



 Notary Public Signature


 (Notary Public Seal)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

28-Feb-2023



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00 *

25-02-217-002-0000 | 20230201662504 | 1-848-557-392

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

28-Feb-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

25-02-217-002-0000

20230201662504

0-787-332-944