

8424 Foxcroft Lane

DOC # 10773834

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JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #: 77.25 (14)
This document has been electronically recorded and returned to the submitter.

Document Number	WARRANTY DEED
<p>Return to: Gray & Associates L.L.P. Attorneys at Law 16345 West Glendale Drive New Berlin, WI 53151</p> <p>Drafted by: Duncan C. Delhey/Gray & Associates L.L.P.</p>	
<p>053-1005-000 Parcel Identification Number</p> <p>Christopher D. Martin</p>	
<p>Christopher D. Martin, a single person, hereinafter singularly or collectively referred to as Grantor, and U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, its successors, servicing agents and/or assigns, hereinafter collectively referred to as Grantee,</p> <p>Witnesseh, That said Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:</p> <p>The North 80 feet of Lot 4, as measured along the East line thereof, in Fox Croft Highlands, according to the recorded plat thereof, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.</p> <p>This deed is being given in lieu of foreclosure.</p> <p>This is homestead property. Together with all and singular the hereditaments and appurtenances thereunto belonging; And, Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, restrictions, and covenants of record</p> <p>and will warrant and defend the same.</p> <p>Grantor and Grantee expressly agree that Grantee is the current owner and holder of a mortgage encumbering the real estate described herein and nothing in this instrument is intended to work a merger of Grantee's interest in the subject real estate (by virtue of said mortgage) and the fee interest therein. Grantee retains its status as mortgagee, and said mortgage is not extinguished as a lien <i>in rem</i> only with regard to junior lienors, if any.</p> <p>We the undersigned also waive any and all rights to any funds received by the pending homeowner's insurance claim filed regarding the subject property. Any amounts received by the lender will be retained by the lender and no funds will be disbursed to us, the borrowers.</p> <p>The parties hereby recognize that this paragraph shall have no application if the claim, defense, or set-off is based on federal law pursuant to 12 CFR 1026.36(h)(2) or other applicable federal law that would preclude such waiver.</p> <p>This transaction fully satisfies and releases all obligations of the Mortgagor under the Note and Mortgage and Mortgagee agrees not to seek a deficiency judgment against the Mortgagor.</p>	