

# UNOFFICIAL COPY

**Deed In Lieu of  
Foreclosure  
(Quit Claim Deed)**

**KNOW ALL MEN BY  
THESE PRESENTS THAT**



Doc#: 0817931081 Fee: \$42.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/27/2008 02:50 PM Pg: 1 of 4

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

**Jerzy Polechonski whose address is 9404 Natchez, Morton Grove, IL 60053, the Grantor(s),**

**In consideration** of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to

**JNL Financial LLC dba Hawthorn Capital, LLC**

the Grantee(s), whose tax mailing address will be:

1411 Opus Place, Suite 118, Downers Grove, IL 60515

**DO[ES] HEREBY CONVEY, GIVE, GRANT, REMISE AND FOREVER QUIT-CLAIM** unto said Grantee, its successors, heirs and/or assigns forever, all such right and title as Grantor has or may have in and to the following described Real Estate, situated in 6227 W Henderson Street, Chicago, IL 60634 County, Illinois, and legally described as:

**LOT 251 IN DILLMAN PLACE, A SUBDIVISION OF THE NORTH ½ (EXCEPT THE SOUTH 10 ACRES THEREOF) OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Together with all improvements and fixtures situated on the Real Estate

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. \_\_\_\_\_ and Cook County Ord. 93 Page 1 of 3

Date 6/27/08 Sign. [Signature]

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**Permanent Real Estate Index Number . [13-20-321-013-0000]**

**Address of Real Estate: [6227 West Henderson Street, Chicago, IL 60634]**

**TO HAVE AND TO HOLD** the above Real Estate, with all the rights and appurtenances thereunto belonging, unto the said Grantee, and **its** successors, heirs and assigns forever, so that neither the Grantor nor **his/hers** heirs, successors and/or assigns, nor any other persons claiming title through or under Grantor, shall or will hereafter claim or demand any right or title to the Real Estate, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred

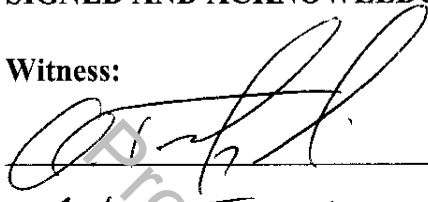
This Deed is given by Grantor as a deed in lieu of foreclosure within the scope of Section 15-1401 of the Illinois Mortgage Foreclosure Law. It is the purpose and intent of Grantee to accepting this Deed as payment in full, without pursuit of deficiency judgment, for that certain mortgage now in default and held by the Grantor. It is the purpose and intent of Grantee of Grantor that the interests of Grantee shall not merge with the interests or rights of Grantee as mortgagee with respect to such mortgage.

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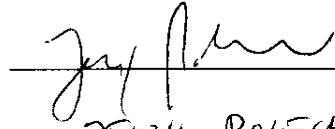
IN WITNESS WHEREOF, the Grantor has hereunto set his hand the 12<sup>th</sup> day of June, 2008.

**SIGNED AND ACKNOWLEDGED:**

**Witness:**

  
\_\_\_\_\_  
Andrew TRAKSZELIS  
Printed Name

**Grantor(s): Jerzy Polechonski**

  
\_\_\_\_\_  
Jerzy POLECHONSKI  
Printed Name

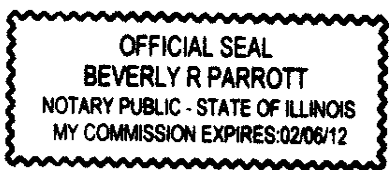
STATE OF Illinois )  
COUNTY OF DuPage )

BEFORE ME, a Notary Public in and for said County and State, personally appeared Jerzy Polechonski, the above-named **Grantor**, who acknowledged that he did sign this Quit Claim Deed and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at 1411 OPUS PLACE #118, DOWNERS GROVE, ILLINOIS this 12TH day of June, 2008.

(SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC



**This Instrument Prepared By:**

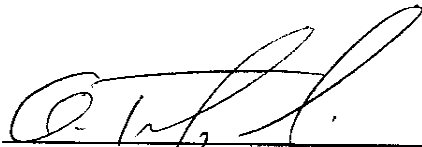
**Andrew Trakszelis**  
1411 Opus Place  
Suite 118  
Downers Grove, IL 60515

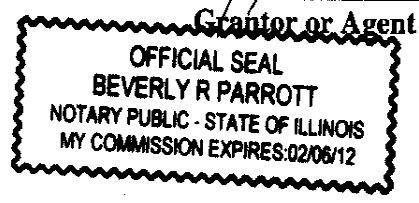
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## STATEMENT BY GRANTOR AND GRANTEE

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 June 27<sup>th</sup>, 2008

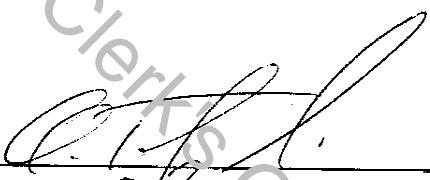
Signature: 

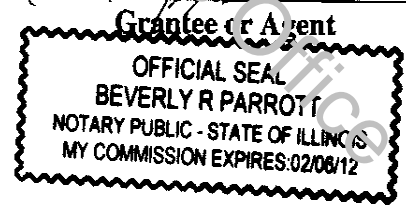


Subscribed and sworn to before me  
By the said ANDREW TRAKSZELIS  
This 27<sup>th</sup> day of June, 2008  
Notary Public Beverly R. Parrott

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 June 27<sup>th</sup>, 2008

Signature: 



Subscribed and sworn to before me  
By the said ANDREW TRAKSZELIS  
This 27<sup>th</sup> day of June, 2008  
Notary Public Beverly R. Parrott

**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.)