

UNOFFICIAL COPY

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

**KNOW ALL MEN BY
THESE PRESENTS THAT**



Doc#: 0817931085 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/27/2008 02:55 PM Pg: 1 of 4

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

Nicole Owens whose address is 2305 Holiday Terrace #132, Lansing, IL 60438, 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 5831-33 South Michigan Ave, Chicago, IL 60637 County, Illinois, and legally described as:

LOTS 13 AND 14 AND JAMES M. STEWART'S SUBDIVISION OF THE EAST TWO THIRDS OF THE SOUTH HALF OF LOT 19 AND THE EAST TWO THIRDS OF THE NORTH QUARTER OF LOT 20 IN NEWHALL, LARNED, AND WOODRIDGE'S SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. _____ and Cook C Page 1 of 3 03-0-77 per.

Date 6/27/08 Sign [Signature]

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Together with all improvements and fixtures situated on the Real Estate

Permanent Real Estate Index Number . [20-15-121-010-0000]

Address of Real Estate: [5831-33 South Michigan Avenue, Chicago, IL 60637]

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 Grantor that the interests of Grantee shall not merge with the interests or rights of Grantor as mortgagee with respect to such mortgage.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand the 24 day of June, 2008.

SIGNED AND ACKNOWLEDGED:

Witness:

[Signature]
Andrew Trakszelis
Printed Name

Grantor(s): Nicole Owens

[Signature]
Nicole Owens
Printed Name

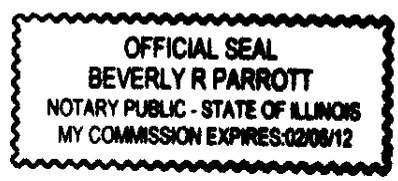
STATE OF Illinois
COUNTY OF DuPage

BEFORE ME, a Notary Public in and for said County and State, personally appeared Nicole Owens, 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, IL 60515 this 24TH day of June, 2008.

(SEAL)

[Signature]
NOTARY PUBLIC



This Instrument Prepared By:

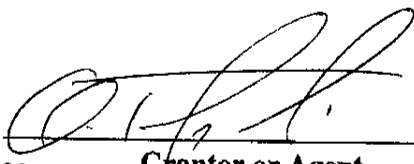
Andrew Trakszelis
1411 Opus Place
Suite 118
Downers Grove, IL 60515

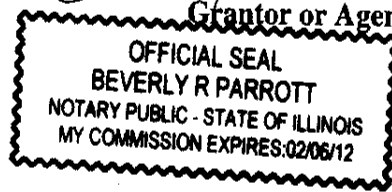
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STATEMENT BY GRANTOR AND GRANTEE

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 27th, 2008

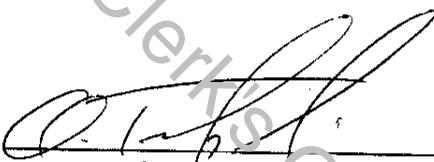
Signature: 
Grantor or Agent

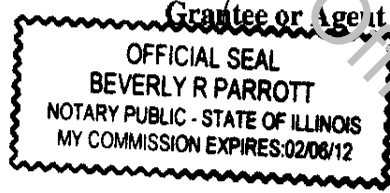


Subscribed and sworn to before me
By the said ANDREW TRAKSZEELIS
This 27th day of June, 2008
Notary Public Beverly Parrott

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 27th, 2008

Signature: 
Grantee or Agent



Subscribed and sworn to before me
By the said ANDREW TRAKSZEELIS
This 27th day of June, 2008
Notary Public Beverly 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.)