

UNOFFICIAL COPY

144057
**Deed In Lieu of
Foreclosure
(Quit Claim Deed)**

**KNOW ALL MEN BY
THESE PRESENTS THAT**



Doc#: 0818540036 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/03/2008 09:48 AM Pg: 1 of 4

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

Bawla Group, LLC whose address is **6423 South Minerva, Chicago, IL 60632**, the Grantor(s),

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration 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 4939 South Forrestville Street, Unit #3, Chicago, IL 60615 County, Illinois, and legally described as:

UNIT NUMBER 3 IN 4939 SOUTH FORRESTVILLE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 9 IN PEARCE'S SECOND ADDITION TO CHICAGO, IN THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PL AT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 14, 2008, AS DOCUMENT NUMBER 0804503164, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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Together with all improvements and fixtures situated on the Real Estate

Permanent Real Estate Index Number . [20-10-218-012-0000]

Address of Real Estate: [4939 South Forrestville Street, Unit #3, Chicago, IL 60615]

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 Grantee. 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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3rd IN WITNESS WHEREOF, the Grantor has hereunto set its/his/her hand the day of JUNE, 2008.

SIGNED AND ACKNOWLEDGED:

Witness:

Ferdinando Ignibene
Ferdinando Ignibene
Printed Name

Grantor(s): Bawla Group, LLC

By: *Vincent Pini, Manager*
Its: *Member*

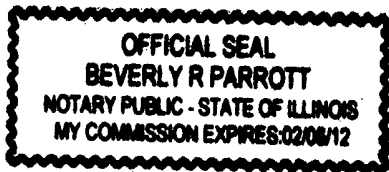
STATE OF *Illinois*
COUNTY OF *DuPage*

BEFORE ME, a Notary Public in and for said County and State, personally appeared **Vince Gavin**, 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* this *3rd* day of *June*, *2008*.
60515

(SEAL)

Beverly Parrott
NOTARY PUBLIC



This Instrument Prepared By:

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH *M*, SECTION 4, REAL ESTATE TRANSFER ACT

06/27/08
DATE
[Signature]
BUYER, SELLER OR REPRESENTATIVE

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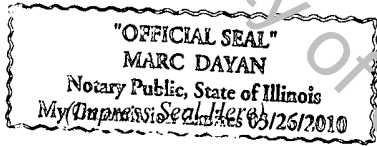
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date: 6/27/08

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



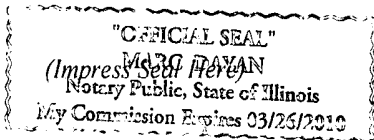
Notary Public [Handwritten Signature]

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 and hold title to real estate under the laws of the State of Illinois.

Date: 6/27/08

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Notary Public [Handwritten Signature]

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 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 Act.]