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Doc#: 0910345103 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2009 11:49 AM Pg: 1 of 4

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that **Venter & Associates, Inc.**, an Illinois corporation, of 6747 N. LaPorte, Lincolnwood, IL 60712 ("Grantor"), does hereby CONVEY and WARRANT to **AUSTIN BANK OF CHICAGO**, an Illinois bank, 5645 West Lake Street, Chicago, Illinois ("Grantee"), in lieu of foreclosure of the Mortgage given by **AUSTIN BANK OF CHICAGO** to **Austin Bank of Chicago Trust #7725 dated May 27, 2003**, dated May 30, 2003, and recorded on July 9, 2003, in the Cook County Recorder's Office as Document No. 0319041077, all of its rights, title and interest in and to the following described real estate:

Legal Description:

UNIT 4517-1E IN THE TERRACES ON CENTRAL PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 10 FEET OF LOT 31 AND ALL OF LOTS 32 AND 33 IN BLOCK 4 IN A. R. HILL AND COMPANY'S NORTHWEST ELEVATED ROAD ADDITION, BEING A SUBDIVISION BY ALONZO H. HILL OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0513939010 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE _____ AND STORAGE SPACE _____, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0513939010.

Commonly known as: 4517 N. Central Park, Unit 1E, Chicago, IL 60625

Tax Identification Number: 13-14-213-033-1002

subject to all easements, restrictions, reservations, covenants, and conditions of record.

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Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Grantor acknowledges and agrees that acceptance by Grantee of this deed shall not relieve Grantor from personal liability for the indebtedness owed Grantee, as more fully set forth in the Agreement for Deed in Lieu of Foreclosure of even date herewith between Grantor and Grantee.

Exempt under 35 ILCS 200/31-45(c).

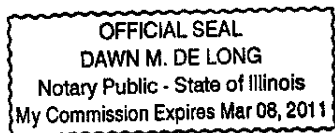
Executed and delivered this 3rd day of April, 2009.

Venter & Associates, Inc.
By: [Signature]
Illie Venter, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that **Illie Venter**, President of Venter & Associates, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the foregoing instrument on the 3rd day of April, 2009, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of April, 2009.



[Signature]
Notary Public

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Austin Bank of Chicago

By:

[Signature]
Michael Campanile, Senior Vice-President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that **Michael Campanile**, Senior Vice-President of Austin Bank of Chicago, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the foregoing instrument on the 9th day of April, 2009, as his free and voluntary act, for the uses and purposes therein set forth.

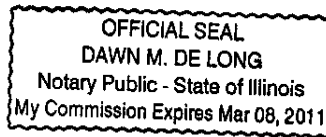
GIVEN under my hand and notarial seal this 9th day of April, 2009.

[Signature]
Notary Public

PREPARED BY AND RETURN TO AFTER RECORDING:

David T. Arena
DiMonte & Lizak, LLC
216 W. Higgins Road
Park Ridge, IL 60068
847-698-9600

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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: 4/3/09 Signature: Lee Causero
Grantor or Agent

Subscribed and sworn to before me by the said Lee Causero this 3rd day of April, 2009

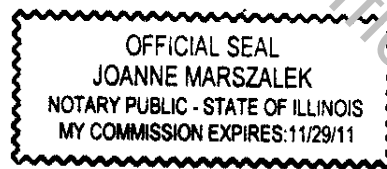


Notary Public Joanne Marszalek

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.

Dated: 4/3/09 Signature: Lee Causero
Grantee or Agent

Subscribed and sworn to before me by the said Lee Causero this 3rd day of April, 2009



Notary Public Joanne Marszalek

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.)