

UNOFFICIAL COPY



Doc#: 1032139098 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/17/2010 03:48 PM Pg: 1 of 3

WARRANTY DEED

Deed in Lieu of Foreclosure

MAIL TO:

The Wirbicki Law Group
Attn: Foreclosure Dept.
33 W. Monroe Street, Ste. 1140
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

(The Above Space for Recorder's Use Only)

Bank of America
7105 Corporate Drive
Plano, TX 75024

THIS INDENTURE WITNESSETH, that the Grantors, Nafisa B. Ibrahim and Irfan M. Patel, wife and husband, of the County of Cook and State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** unto Bank of America, N.A., the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1:
UNIT 2 IN 2434 WEST AUGUSTA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 40 IN BLOCK 2 IN CHARLES COUNSELMAN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0716515073, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

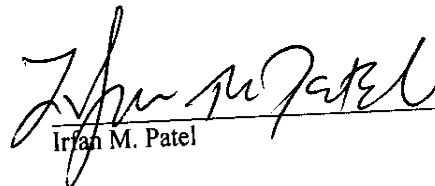
C/K/A: 2434 West Augustana Boulevard, Unit 2, Chicago, Illinois 60622
PIN : 16-01-415-052-1002

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, the Grantors aforesaid has hereunto set their hands and seal this 20th day of September, 2010.



Nafisa B. Ibrahim (seal)



Irfan M. Patel (seal)



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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 NOVEMBER 17, 2010

Signature: _____

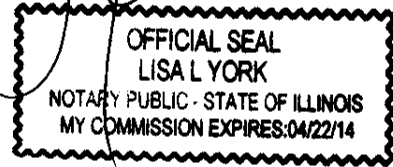
Grantor or Agent

Subscribed and sworn to before me

By the said NOTARY

This 17, day of NOVEMBER, 2010

Notary Public Lisa L. York



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 NOVEMBER 17, 2010

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said NOTARY

This 17, day of NOVEMBER, 2010

Notary Public Lisa L. York



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.)