UNOFFICIA

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:

Bank of America 7105 Corporate Drive Plano, TX 75024

1032139098 Fee: \$40.00 Doc#: Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 11/17/2010 03:48 PM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors, Nafisa B. Ibrahim and Irfan M. Patel, wife and husband, of the County of Cook and State of Illino's 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:

UNIT 2 IN 2434 WEST AUGUSTA CONDOMINUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 40 IN BLOCK 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 MERIJIAN. 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.

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 Caws of the State of Illinois.

Vitness Whereof, the Grantors aforesaid has hereunto set their hands and seal this

(seal)



1032139098 Page: 2 of 3

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STATE OF HENDIS COUNTY OF COOK) 22 (4
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said county, in the state aforesaid, do hereby certify, that the Grantors, Nafisa B. Ibrahim and, Irfan M. Patel, wife and husband, who are personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

* If Grantors are also Grantees you may want to strike Release & Waiver of Homestead Rights.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE
TRANSFER ACT.
DATE:

** This conveyance must contain the name and address of the Grantee for tax biding purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

THIS INSTRUMENT WAS PREPARED BY:
DIANA A. CARPINTERO
THE WIRBICKI LAW GROUP
33 W. MONROE STREET, STE. 1140
CHICAGO, IL 60603

FILE: W10-2457



1032139098 Page: 3 of 3

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of the deed or assignment of beneficial interest in a land corporation or foreign corporation authorized to do Illinois, a partnership authorized to do business or other entity recegnized as a person and authorized to laws of the State of Illinois. Dated NOVEMBER 17, 2010	business or acquire and hold title to real estate in
Subscribed and sworn to before me By the said	OFFICIAL SEAL LISA L YORK NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/22/14
The grantee or his agent affirms and verifies the assignment of beneficial interest in a land trust foreign corporation authorized to do business or	at the name of the grantee shown on the deed or seither a natural person, an Illinois corporation or acquire and hold title to real estate in Illinois, a and hold title to real estate in Illinois or other entity ess or acquire title to real estate under the laws of the
Date NOVEMBER 17 , 2010	Signature: Grant se or Agent
Subscribed and sworn to before me By the saidNOTARY This, day of, 20_10 Notary Public, 20_10	_
** *	Crantee shall

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.)