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Doc#: 1034844055 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2010 12:16 PM Pg: 1 of 3

THIS DOCUMENT PREPARED BY:
PIERCE & ASSOCIATES
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602

ADDRESS OF GRANTEE
& SUBSEQUENT TAX BILLS TO:

WELLS FARGO BANK, N.A.
1 HOME CAMPUS
100 WILSON, FA 90528
Return to: Melissa Land
RETURN TO: Melissa Land
PA #1021181

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

MARIA J. AVINA

the GRANTORS herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant and convey unto WELLS FARGO BANK, NA, the GRANTEE, his successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

UNIT(S) 201 & P-39 IN THE PRAIRIE PLACE AT 6436 ROOSEVELT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 19 TO 28 BOTH INCLUSIVE, TO THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS; THE WEST HALF OF VACATED ELMWOOD AVENUE LYING EAST OF AND ADJOINING LOT 19 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF LOT 6 IN A.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS; THE EAST HALF OF VACATED GUNDERSON AVENUE LYING WEST OF AND ADJOINING LOT 28 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF LOT 6 IN A.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617416044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; SITUATED IN COOK COUNTY, ILLINOIS.

Commonly known as: 6436 W ROOSEVELT RD 201, OAK PARK, IL 60304

TAX NO: 16-18-428-040-1004 16-18-428-040-1073

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs,

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executors and assigns, that at the signing of these presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

WITNESS the HAND and SEAL of the GRANTORS on this 18th day of August, 2010.

Maria J. Avina (BORROWER'S SIGNATURE)
Maria J. Avina

STATE OF ~~ILLINOIS~~ California
COUNTY OF ~~COOK~~ Orange SS

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

MARIA J. AVINA

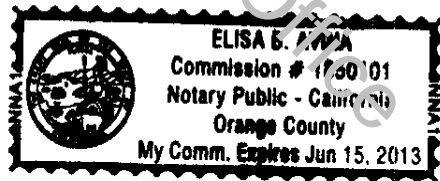
the affiant (s), personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 18th day of August, 2010

Elisa B. Pava
Notary Public

SEAL

My Commission Expires: June 15, 2013



"EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

12/09/10 William Lind
DATE AGENT

Tax exempt pursuant to the Real Estate Transfer Tax Act for the City/Village of

as the subject conveyance is consideration under Ten Dollars (\$10.00).

DATE AGENT



# 0000011858	REAL ESTATE TRANSFER TAX
	0186400
	FP 102801

STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 9th 2010 Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 9th DAY OF November
2010

NOTARY PUBLIC [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 November 9th 2010 Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 9th DAY OF November
2010

NOTARY PUBLIC [Signature]



Note: Any person who knowingly submits a false statement concerning the identify 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.]