

# UNOFFICIAL COPY



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

Doc#: 1124122016 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/29/2011 11:04 AM Pg: 1 of 3

ADDRESS OF GRANTEE  
& SUBSEQUENT TAX BILLS TO:

OAK BANK  
1000 N. Bush Street  
Chicago, IL 60611  
(312) 440-4039 Attn: Dorothy Vans  
RETURN TO: Melissa Lenz  
PA #1109185

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that

M & J REALTY PARTNERS, LLC, an Illinois Limited Liability Company

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 OAK BANK, the GRANTEE, its successors and assigns, all of the following described premises situated in the County of COOK, State of Illinois, to-wit:

PARCEL 1: UNIT NUMBER 4656-2 IN THE CAMPBELL COURTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 IN BLOCK 5 IN THE NORTH WEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH WEST ELEVATED RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010529132; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-4656-2 ALL AS A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION AFORESAID AS DOCUMENT 0010529132.

Commonly known as: 4656 NORTH CAMPBELL AVENUE UNIT 2, CHICAGO, IL 60625

NOTE: THE PROPERTY IN QUESTION IS NOW VACANT, AND SHOULD NOT BE CONSTRUED AS BEING HOMESTEAD PROPERTY FOR THE GRANTOR OR THEIR SPOUSE, IF ANY.

TAX NO: 13-13-210-038-1008

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, 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

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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 10<sup>TH</sup> day of August, 2011.

X [Signature] (BORROWER'S SIGNATURE)  
M&J Realty Partners, LLC  
(Signed by: John E. Juska, (Manager))

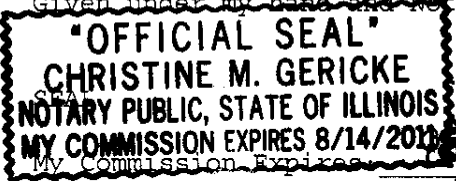
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK

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

John E. Juska,

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 they 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 10<sup>TH</sup> day of August, 2011.



[Signature]  
Notary Public

"EXEMPT UNDER PROVISION OF PARAGRAPH 4, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

8/25/11      [Signature]  
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

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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 August 20<sup>th</sup> 2011

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 20<sup>th</sup> DAY OF August  
2011

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 August 20<sup>th</sup> 2011

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 20<sup>th</sup> DAY OF August  
2011

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 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.]