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Doc#: 1202631065 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/26/2012 03:45 PM Pg: 1 of 4

Prepared by and Return to:

Matthew C. Abad  
Blommer Peterman, S.C.  
165 Bishops Way  
Brookfield, WI 53005

T.262-790-5719

Assessor's Property Tax Parcel/ Account Number:  
17-04-121-0888-1020

Name and Address of Tax Payer:  
Bank of America, N.A.  
4161 Piedmont Parkway  
NC4-105-03-04  
Greensboro, NC 27416

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**WARRANTY DEED IN-LIEU OF FORECLOSURE**

The GRANTOR(S) Andrew P. Bresnahan and Caroline L. Bresnahan, husband and wife, (Grantor(s)) of Lake County, and Illinois, and for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remise(s), release(s), alien(s), Convey(s), Grants and Warrants to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, FOR THE BENEFIT OF THE JPMORGAN ALTERNATIVE LOAN TRUST 2007-S1, (Grantee), of 4161 Piedmont Parkway, NC4-105-03-04, Greensboro, NC 27416, Guilford, NC, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

This deed is an absolute conveyance, of title in effect as well as in form and is not intended as a mortgage, equitable mortgage, trust conveyance or security of any kind, except that this conveyance shall not merge, extinguish, or otherwise disturb any interest held by the Grantee to include but not limited to mortgages, the Grantors having conveyed the Property to the Grantee for a fair and adequate consideration, such consideration, in addition to that recited above, being full satisfaction of all obligations secured by the Mortgage executed by Andrew P. Bresnahan and Caroline L. Bresnahan, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc, dated December 6, 2005 and recorded December 16, 2005, as Instrument/Document Number 0535046040 in the Office of the Recorder of Cook, Illinois, and the Promissory Note secured thereby. Said Mortgage was assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS

**DONE AT CUSTOMER'S REQUEST**

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SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, FOR THE BENEFIT OF THE JPMORGAN ALTERNATIVE LOAN TRUST 2007-S1 by an Assignment dated Dec 20, 2011 and recorded Jan 26, 2012 as Document Number 1202631062 Grantors declare that this conveyance is freely and fairly made.

And the Grantor(s), for itself, and its successors, and assigns, does covenant, promise, and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property conveyed may be in any manner encumbered or charged except as recited herein, and that Grantor(s) WILL WARRANT AND DEFEND the Property, subject to the following:

SUBJECT TO: N/A

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this October 19, 20 11  
GRANTOR: Andrew P. Bresnahan  
Andrew P. Bresnahan

GRANTOR: Caroline L. Bresnahan  
Caroline L. Bresnahan

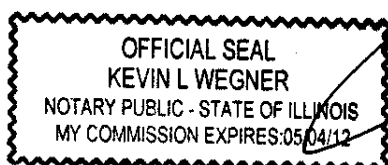
## ACKNOWLEDGEMENT

STATE OF ILLINOIS)  
COUNTY OF LAKE) SS:

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, CERTIFY THAT Andrew P. Bresnahan and Caroline L. Bresnahan, personally known to me to be the person(s) whose name(s) Andrew P. Bresnahan and Caroline L. Bresnahan, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Andrew P. Bresnahan and Caroline L. Bresnahan, signed, sealed, and delivered the instrument as Andrew P. Bresnahan and Caroline L. Bresnahan's free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of OCTOBER, 20 11.

(NOTARY PUBLIC)



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## ATTACHED LEGAL DESCRIPTION

Unit No. B33 in the Homes of Mohawk North Condominium, together with its undivided percentage interest in the common elements as defined and delineated in the Declaration of Condominium recorded as Document No. 97046857, as amended from time to time in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### ALSO DESCRIBED AS:

Unit B33, in The Homes of Mohawk North Condominium as delineated on a survey of the following parcel of real estate: Lots 2 to 22, both inclusive, in Mohawk North Subdivision, being a Subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 22, 1997 as Document No. 97046857, and as amended from time to time and the First Amendment to Declaration of Condominium of the Homes of Mohawk North Condominium recorded March 27, 1997, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97214952 and the Second Amendment to Declaration of Condominium of the Homes of Mohawk North Condominium recorded May 21, 1997 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97361429 and the Third Amendment to Declaration of Condominium of the Homes of Mohawk North condominium recorded June 6, 1997 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97403215 together with its undivided percentage interest in the common elements.

Commonly Known as: 1455 N. Larrabee St. #B, Chicago, IL 60610

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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 and hold title to real estate under the laws of the State of Illinois.

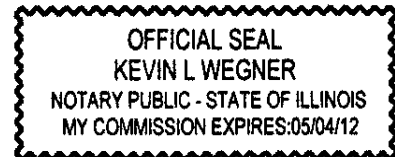
Dated:

Signature of Grantor or Agent:

*Andrew P. Bresnahan and Caroline J. Bresnahan*

Subscribed and sworn to before me this 19<sup>th</sup> day of OCTOBER 2011

Notary Public



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.

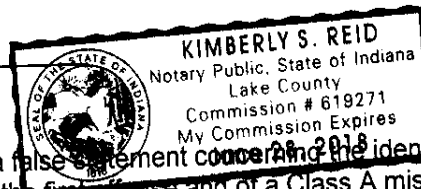
Dated: 1/10/12

Signature of Grantor or Agent:

*[Signature]*

Subscribed and sworn to before me this 10<sup>th</sup> day of January, 2012

Notary Public



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.]