

# UNOFFICIAL COPY

## 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

Doc#: 1204744080 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/16/2012 02:48 PM Pg: 1 of 3

### NAME & ADDRESS OF TAXPAYER:

Bank of America  
7105 Corporate Drive  
Plano, TX 75024

(The Above \_\_\_\_\_)

**THIS INDENTURE WITNESSETH**, that the Grantors, Teresa Figueroa, of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** into THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-4CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-4CB the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

#### PARCEL 1:

UNIT NUMBER 1-111 IN VILLA VERDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PART OF VILLA VERDE, A SUBDIVISION OF THE SOUTH 670 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1972 AS DOCUMENT NUMBER 21765265, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26700515, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING, IN COOK COUNTY, ILLINOIS

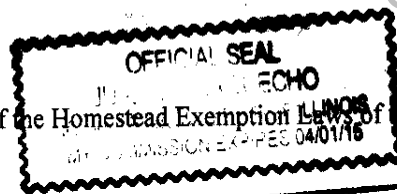
#### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE UMBRELLA DECLARATION FOR VILLA VERDE DATED JULY 22, 1983 AND RECORDED AS DOCUMENT NUMBER 26700513 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST 57523 TO JOHN FRISONE AND JOSEPH FRISONE AND GRACE FRISONE, HIS WIFE DATED JUNE 1, 1983 AND RECORDED JANUARY 26, 1984 AS DOCUMENT 26945620 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

Unit 111

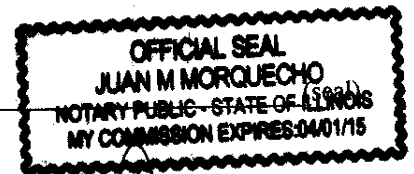
C/K/A: 1 Villa Verde Drive, Buffalo Grove, Illinois 60089  
PIN : 03-07-201-019-1011

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 29<sup>th</sup> day of NOVEMBER, 2011.

Teresa Figueroa

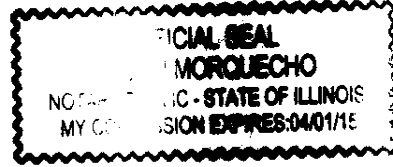


# UNOFFICIAL COPY

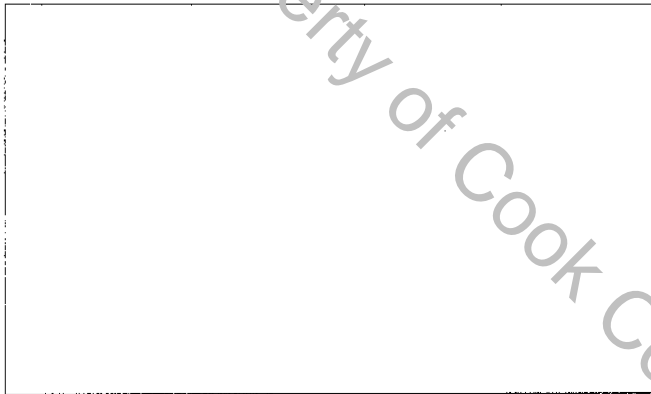
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for said county, in the state aforesaid, do hereby certify, that the Grantors, Teresa Figueroa, 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.

Given under my hand and notarial seal  
this 27<sup>th</sup> day of NOVEMBER, 2011.



[Signature]  
Notary Public



COUNTY-ILLINOIS TRANSFER STAMP

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
1 SECTION 4, REAL ESTATE

TRANSFER ACT  
DATE: 2/19/2012  
[Signature]

\*\* This conveyance must contain the name and address of the Grantee for tax billing 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: W09-4328



# UNOFFICIAL COPY

## Statement by Grantor and Grantee

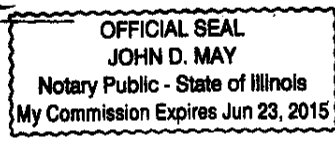
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 2/15/2012

[Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor, this 15<sup>th</sup> day of February, 2012

[Signature]  
Notary Public



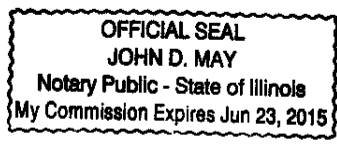
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 2/15/2012

[Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee, this 15<sup>th</sup> day of February, 2012

[Signature]  
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)