

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#: 1212916104 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2012 03:20 PM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:

Bank of America
7105 Corporate Drive
Plano, TX 75024

(1)

THIS INDENTURE WITNESSETH, that the Grantor, Renata Larissa Kesala a/k/a Renata L. Kesala, Individually and as Trustee under the provisions of a Trust Agreement dated December 3, 2007 and known as The Renata L. Kesala Trust, of the County of Cook and State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto Bank of America, N.A., the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 201 IN THE RESIDENCES OF UPTOWN LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN UPTOWN REDEVELOPEMENT PHASE 2, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0631715057 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-19, 20, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0631715057.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATD BY AND SET FORTH IN THE EASEMENT AND OPERATION AGREEMENT FOR UPTOWN PHASE II, RECORDED AS DOCUMENT 0629222162.

C/K/A: 170 North Northwest Highway Unit 201, Park Ridge, Illinois 60068
PIN : 09-26-423-014-1001



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 31924

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 April day of 3rd, 2012.

Renata Larissa Kesala

(seal)

(seal)



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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, Renata Larissa Kesala, who is personally known to me to be the same person whose name is 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 _____ day of _____, 2012 .

**See Attached Notarial
Certificate**

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
M SECTION 4, REAL ESTATE

TRANSFER ACT.

DATE: 4/25/2012
Renata Larissa Kesala Agent

** 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:
Russell Wirbicki
THE WIRBICKI LAW GROUP
33 W. MONROE STREET, STE. 1140
CHICAGO, IL 60603

FILE: W11-3283



W1GRB136RW1G

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ACKNOWLEDGMENT

State of California
County of Placer

On April 3rd 2012 before me, Lanita Christian, Notary Public

personally appeared Renata Larissa Kesula
who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ ~~is~~~~are~~
subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in
~~his~~/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/~~her~~/~~their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lanita Christian (Seal)

OPTIONAL INFORMATION

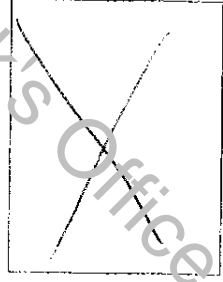
Date of Document April 3rd 2012 Thumbprint of Signer

Type or Title of Document Warranty Deed

Number of Pages in Document 3

Document in a Foreign Language English

- Type of Satisfactory Evidence:
- Personally Known with Paper Identification
 - Paper Identification
 - Credible Witness(es)



- Capacity of Signer:
- Trustee
 - Power of Attorney
 - CEO / CFO / COO
 - President / Vice-President / Secretary / Treasurer
 - Other: self

Check here if no thumbprint or fingerprint is available.

Other Information _____

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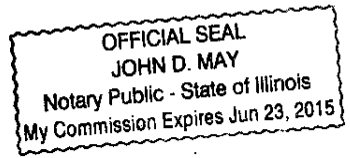
Statement by Grantor and Grantee

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: 5/4/12

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor, this 4th day of May, 2012



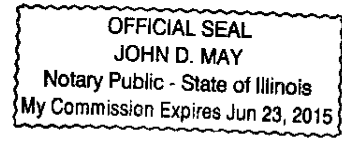
[Signature]
Notary Public

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: 5/4/12

[Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee, this 4th day of May, 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.