

UNOFFICIAL COPY



WARRANTY DEED

Deed in Lieu of Foreclosure

Doc#: 1306529070 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/06/2013 12:49 PM Pg: 1 of 3

MAIL TO:

The Wirbicki Law Group  
Attn: Foreclosure Dept.  
33 W. Monroe Street, Ste. 1140  
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

Grantee  
Bank of America  
7105 Corporate Drive  
Plano, TX 75024

(The Above Space for Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors, Roxanne M. Klujewski Married to Gregory Klujewski and Kristen J. Trevino, Unmarried, 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:

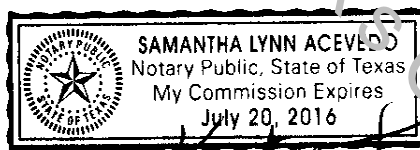
LOT 111 IN TIFFANY PLACE UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1988 AS DOCUMENT 88481204, IN COOK COUNTY, ILLINOIS.

C/K/A: 295 Chrisman Drive, Streamwood, Illinois 60107  
PIN : 06-14-416-030-0000

Mortgage Identification Number (MIN):

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

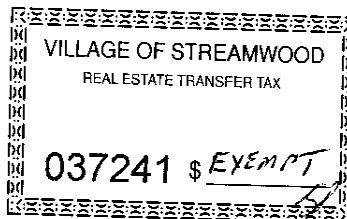
In Witness Whereof, the Grantors aforesaid has hereunto set their hands and seal this 17th day of December, 2012.



Roxanne Klujewski (seal)  
Roxanne M. Klujewski

Kristen J. Trevino (seal)  
Kristen J. Trevino

Gregory Klujewski (seal)  
Gregory K. Klujewski



# UNOFFICIAL COPY

STATE OF Illinois  
STATE OF COOK/IL  
COUNTY OF COOK ) SS

I, Wendy J Davis, a Notary Public, in and for said county, in the state aforesaid, do hereby certify, that the mortgagors, Roxanne M. Klujewski, & Gregory Klujewski, who are 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.

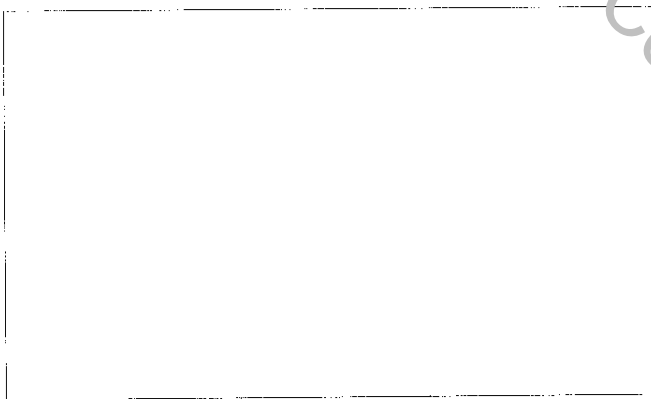
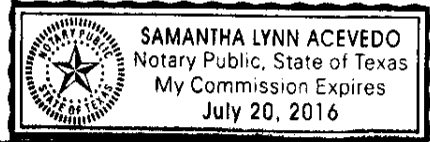
Given under my hand and notarial seal this 17 day of December, 2012.



STATE OF Texas )  
COUNTY OF McHenry ) SS

I, Samantha Lynn Acevedo, a Notary Public, in and for said county, in the state aforesaid, do hereby certify, that the mortgagor Kristen J. Trejino, who are 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 a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal his 19 day of December, 2012.



COUNTY ILLINOIS TRANSFER STAMP

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH L SECTION 4, REAL ESTATE

TRANSFER ACT  
DATE: 2/28/13  
Dawn Ann 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:  
THE WIRBICKI LAW GROUP LLC  
33 W. MONROE STREET, STE. 1140  
CHICAGO, IL 60603

FILE: W12-4781



# UNOFFICIAL COPY

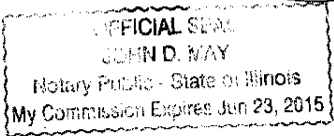
## STATEMENT BY GRANTOR AND GRANTEE

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 March 5<sup>th</sup>, 2013

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said [Signature]  
This 5<sup>th</sup>, day of March, 2013  
Notary Public [Signature]

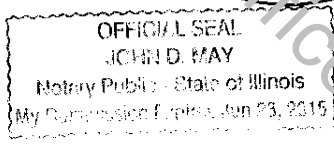


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date March 5<sup>th</sup>, 2013

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said [Signature]  
This 5, day of March, 2013  
Notary Public [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.)