

# UNOFFICIAL COPY



Doc#: 1504256000 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2015 09:40 AM Pg: 1 of 3

Mail to:  
Bernard Michna, Esq.  
400 Central Ave #230  
Northfield, IL 60093

## Deed in Lieu of Foreclosure

This Deed is made on this 4th day of FEBRUARY, 2015, between the Grantor, SUZAN IBRAHIM and SOBHI AZIZ, husband and wife, of address 2035 W. GRANVILLE AVE, UNIT 102, CHICAGO, IL 60659, and the Grantee, LEONTE POPOVICI of address 510 Monette Drive, Corpus Christi, TX 78412.

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby deeds to the Grantee in lieu of foreclosure, the following described real property:

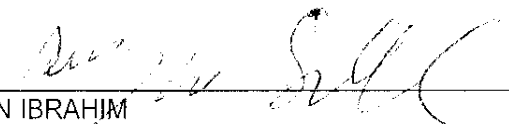
SEE ATTACHED LEGAL DESCRIPTION.

Property Address: 2035 W. GRANVILLE AVE, UNIT 102, CHICAGO, IL 60659

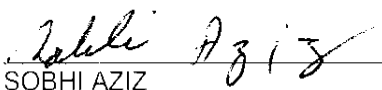
PIN: 14-06-120-005-1129

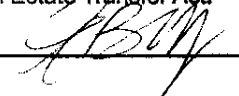
This deed is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the mortgage executed by SUZAN IBRAHIM and SOBHI AZIZ, Mortgagor, in favor of Leonte Popovici, Mortgagee, recorded on JUNE 15, 2007 as document no. 0625420189 in Cook County, Illinois. The Grantor declares that this conveyance is freely and fairly made and that there are no agreements, written or oral, other than this deed between the Grantor and Grantee with respect to the real property described above.

EXECUTED this 4th day of FEBRUARY, 2015.

  
\_\_\_\_\_  
SUZAN IBRAHIM

"Exempt under provisions of Paragraph L, Section 4,  
Real Estate Transfer Act."

  
\_\_\_\_\_  
SOBHI AZIZ

  
\_\_\_\_\_  
2-4-15  
Representative

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STATE OF ILLINIOS

COUNTY OF COOK

On this day, personally appeared before me, SUZAN IBRAHIM and SOBHI AZIZ, husband and wife, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 4<sup>th</sup> day of FEBRUARY, 2015.



[Signature]  
Notary Public

My commission expires 12 22-18

### LEGAL DESCRIPTION

UNIT NO. 102-C, BUILDING NUMBER C IN THE GRANVILLE COURTS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 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 AS DOCUMENT NO. 25190344 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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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: February 4, 2015

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 4<sup>th</sup>

day of February, 2015

[Handwritten Signature]  
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.

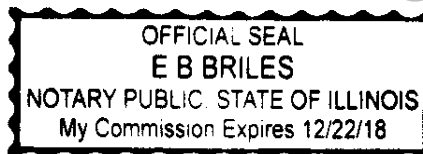
Dated: February 4, 2015

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 4<sup>th</sup>

day of February, 2015

[Handwritten 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.