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GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 0830326064 Fee: \$62.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/29/2008 09:45 AM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 8 day of Sept.,  
2008, between  
The Bank of New York Mellon Trust Company, National Association FKA  
The Bank of New York Trust Company, N.A. as successor to JPMorgan  
Chase Bank N.A. as Trustee.

a corporation created and existing under and by virtue of the laws of the  
State of United States of America, and duly authorized to transact business  
in the State of Illinois, party of the first part, and  
SCOTT FLETCHER

133 SYCAMORE LANE, FRANKFORT, IL 60423

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for  
and in consideration of the sum of TEN  
Dollars and other good and valuable consideration in hand paid  
by the party of the second part, the receipt whereof is hereby acknowledged,  
and pursuant to authority of the Board of Directors  
of said corporation, by these presents does REMISE, RELASS, ALIEN  
AND CONVEY unto the party of the second part, and to his heirs  
and assigns, FOREVER, all the following described real estate, situated in  
the County of Cook and State of Illinois known and described  
as follows, to wit:

SEE ATTACHED EXHIBIT A

FIRST AMERICAN

File # 183732  
1/2

Above Space for Recorder's Use Only

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 17-22-302-046-1006 & 17-22-302-046-1069

Address(es) of real estate: 1632 SOUTH INDIANA AVENUE UNIT 106, CHICAGO, IL 60616

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

The Bank of New York Mellon Trust Company, National Association by Attorney-in-Fact Residential Funding Company, LLC.

(Name of Corporation)

By Sharmel Dawson-Tyau  
President Sharmel Dawson-Tyau, 1/2  
Attest: Elke Orona  
Secretary Elke Orona

This instrument was prepared by Patrick Carey, 19418 Boulder Ridge Drive, Mokena, IL 60448  
(Name and Address)

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7439543794

mail to:

MAIL TO: {

(Name)

(Address)

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Scott Fletcher

(Name)

1632 S. Indiana, #106

(Address)

Chicago, IL 60616

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF TEXAS CA

COUNTY OF DALLAS Sept. } ss.

I, \_\_\_\_\_ a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sharmel Dawson-Tyau personally known to me to be the vice President of \_\_\_\_\_ a \_\_\_\_\_ corporation, and Elke Orona, personally known to me to be the Asst. Secretary of said corporation, and 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 severally acknowledged that as such vice President and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of DIRECTORS of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of Sept. 2008.



\_\_\_\_\_  
Notary Public  
Commission expires \_\_\_\_\_

Box \_\_\_\_\_

**SPECIAL WARRANTY DEED**  
Corporation to Individual

CITY TAX

CITY OF CHICAGO

OCT. 24.08

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

# 0000002005

REAL ESTATE TRANSFER TAX	0205800
FP 102812	

COUNTY TAX

COOK COUNTY

OCT. 24.08

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

# 0000057495

REAL ESTATE TRANSFER TAX	0009800
FP 103028	

STATE TAX

STATE OF ILLINOIS

OCT. 24.08

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000057289

REAL ESTATE TRANSFER TAX	0019600
FP 103027	

MAIL TO:  
Peter Nathan  
1111 W Washington #1111  
Chicago, IL 60602

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT NO. 106 AND GU-16 IN BICYCLE STATION LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF CROSBY'S SUBDIVISION OF THE NORTH 200 FEET OF THAT PART SOUTH OF 16TH STREET OF BLOCK 2 OF CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, PART OF CLARKE'S ADDITION TO CHICAGO SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGES 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #97271853 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 17-22-302-046-1006 Vol. 0512 and 17-22-302-046-1069 Vol. 0512

Property Address: 1632 South Indiana Avenue, Unit #106, Chicago, Illinois 60616

Proposed for Cook County Clerk's Office