

# UNOFFICIAL COPY

7441144086

GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

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



Doc#: 0905605213 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2009 04:18 PM 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 13 day of JAN.,  
2009, 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  
BOAZ KOHN  
8101 N. MONTICELLO, SKOKIE IL 60076

(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 100,000.00  
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, RELEASE, 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:

Above Space for Recorder's Use Only

AMERICAN TITLE order # 184836011

THE EAST 15 FEET OF LOT 52 AND 53 (EXCEPT THE EAST 30 FEET) IN SHARPSHOOTERS PARK,  
A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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): 25-21-300-011-0000

Address(es) of real estate: 738 WEST 116TH STREET, CHICAGO IL 60628

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 [Signature]  
President Sharmel Dawson-Tyau  
Attest: [Signature]  
Secretary Elke Orona

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

C.F.  
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MAIL TO: AVRUM REIFER LTD  
 (Name)  
3016 W. SHERWIN AVE  
 (Address)  
CHICAGO IL 60645  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
MATZLIACH INVESTMENTS, LLC  
 (Name)  
8101 N. MONTICELLO  
 (Address)  
SKOKIE IL 60076  
 (City, State and Zip)

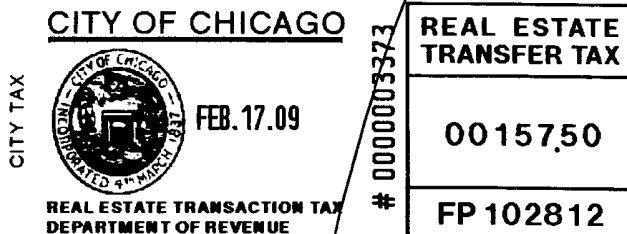
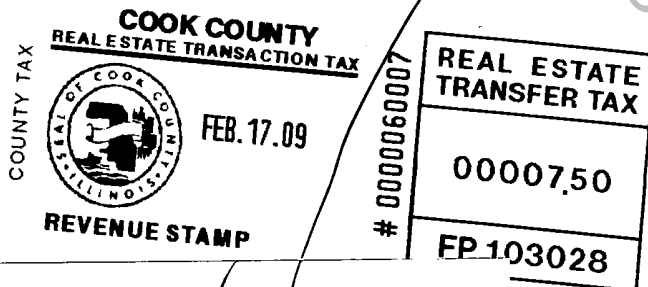
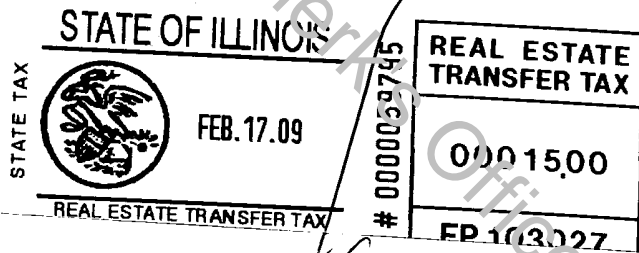
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF TEXAS CA  
 COUNTY OF BALLAS SAN DIEGO } 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 PMJO 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 PMJO 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 13 day of JAN. 2009  
Patricia Flores  
 Notary Public

Commission expires \_\_\_\_\_



**Box**  
**SPECIAL WARRANTY DEED**  
 Corporation to Individual

**GEORGE E. COLE®**  
**LEGAL FORMS**

MAIL TO

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: The East 15 feet of Lot 52 and 53 (except the East 30 feet) in Sharpshooters Park, a subdivision in the West 1/2 of the Southwest 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 25-21-300-011-0000 Vol. 0468

Property Address: 738 West 116th Street, Chicago, Illinois 60628

Property of Cook County Clerk's Office