

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc#: 0907205258 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2009 03:20 PM Pg: 1 of 2

MAIL TAX BILL TO:

Peter Babjak

5532 S. Winchester Ave.
Chicago IL 60636

MAIL RECORDED DEED TO:

Peter Babjak

SPECIAL WARRANTY DEED

THE GRANTOR, The Bank of New York Mellon Trust Company, N.A. FKA The Bank of New York Trust Company N.A. as Successor to JPMorgan Chase Bank N.A. as Trustee a corporation organized and existing under the laws of the State of California, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Peter Babjak, A SINGLE MAN, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 25 IN BLOCK 4 IN THE RESUBDIVISION OF BLOCK 3, 4, 5, 6, 11 AND 12 IN THE RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 OF JOHN B. LYON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 134 FEET OF BLOCKS 1 AND 2 AND THE NORTH 60 FEET OF BLOCKS 7 AND 8), IN COOK COUNTY, ILLINOIS.

20-18-200-024

5532 S. Winchester Avenue, Chicago, IL 60636

FIRST AMERICAN TITLE order # 910275

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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Special Warranty Deed - Continued

Dated this 16 Day of January 2009

The Bank of New York Mellon Trust Company, N.A. FKA The Bank of New York Trust Company N.A. as Successor to

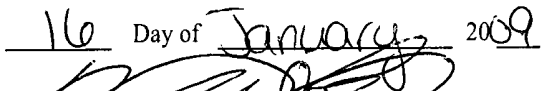
By 

**Processing Management
Asst. Junior Officer**


STATE OF CT
COUNTY OF Hartford) SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Susan Sturtevant, Asst. J. Officer of The Bank of New York Mellon Trust Company, N.A. FKA The Bank of New York Trust Company N.A. as Successor to JPMorgan Chase Bank N.A. as Trustee, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and notarial seal, this 16 Day of January 2009


Notary Public
My commission expires: _____

**ERICA J. TIGRETT
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2013**

STATE TAX		STATE OF ILLINOIS
	MAR. -6.09	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000060136	REAL ESTATE TRANSFER TAX
		0004300
		FP 103027

COUNTY TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX
	MAR. -6.09	
REVENUE STAMP	# 0000060348	REAL ESTATE TRANSFER TAX
		00024.00
		FP 103028

CITY TAX		CITY OF CHICAGO
	MAR. -6.09	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000003561	REAL ESTATE TRANSFER TAX
		00504.00
		FP 102812