

52  
**UNOFFICIAL COPY**



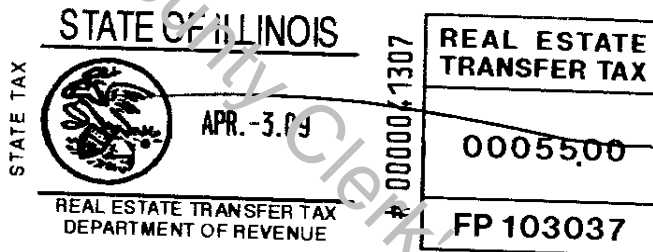
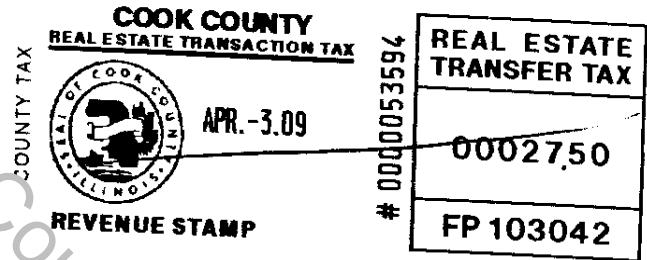
Doc#: 0909331078 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/03/2009 11:38 AM Pg: 1 of 4

Commitment Number: 1615360  
Seller's Loan Number: 19233329

This instrument prepared by:  
Ross M. Rosenberg, Esq.  
Attorney Registration Number: 6279710  
Rosenberg LPA  
Attorneys At Law  
7367A E. Kemper Road  
Cincinnati, Ohio 45249  
(513) 247-9605

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451



PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
21-30-110-015

**SPECIAL/LIMITED WARRANTY DEED**

The Bank of New York, as Trustee for the Certificateholders CWALT, Inc, Asset-Backed Certificates, Series 2004-27CB, whose mailing address is 4828 Loop Central Drive Houston, TX 77081, hereinafter grantor, for \$55,000.00 (fifty-five thousand dollars and no cents) in consideration paid, grants with covenants of limited warranty to Larry Hlista, hereinafter grantee, whose tax mailing address is 1328 Broadmoor, Munster, IN 46321, the following real property:

All that certain parcel of land situated in the County of Cook, State of Illinois, being known and designated as Lot 2 in Schmidt's Resubdivision of Lot 63 (except Street) in Division 4 of South Shore Subdivision of the North Fractional 1/2 of Fractional Section 30 Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois. Tax/Parcel

\$52000

RY  
4 pages

# UNOFFICIAL COPY

ID: 21-30-110-015

Property Address is: 7314 S. Kingston Ave., Chicago, IL 60649.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to, and excepted from the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 0811547108

Executed by the undersigned on FEB 23 2009, 2009:

**The Bank of New York, as Trustee for the Certificateholders CWALT, Inc, Asset-Backed Certificates, Series 2004-27CB**

By: [Signature]  
RENEE HERTZLER - VICE PRESIDENT

Its:

STATE OF TEXAS  
COUNTY OF COLLIN

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
571562 \$535.50  
01/23/2009 14:15 Batch 08103 76

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
569464 \$52.50  
12/18/2008 14:52 Batch 09428 78

The foregoing instrument was acknowledged before me on FEB 23 2009, 2009 by RENEE HERTZLER its VICE PRESIDENT on behalf of **The Bank of New York, as Trustee for the Certificateholders CWALT, Inc, Asset-Backed Certificates, Series 2004-27CB**, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]  
Notary Public Jorge Vargas

JORGE VARGAS  
Notary Commission Expires  
MAR 6, 2010

# UNOFFICIAL COPY

**MUNICIPAL TRANSFER STAMP (If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP (If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

PA  
State of Illinois

} SS.

County of Beaver

Deborah Kiss, being duly sworn on oath, states that The Bank of New York resides at 4828 Loop Central Drive. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Houston TX 77081

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
  3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  8. Conveyances made to correct descriptions in prior conveyances.
  9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
  10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Deborah Kiss  
Deborah Kiss

SUBSCRIBED and SWORN to before me

this 21 day of March, 2009.

[Signature]

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Melanie Miller, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Apr. 27, 2010  
Member: National Association of Notaries