UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Jan Bryniarski 10940 S. Worth Avenue Unit #11, Worth, IL 60482

MAIL RECORDED DEED TO:

Andrew Ligas 5097 South Archer, #200 Chicago, IL 60632



Doc#: 0912434050 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 05/04/2009 01:57 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Bank of America, a corporation organized and existing under the laws of the State of NY, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Jan Bryniarski, 5100 S. Mason Chicago, IL 60638-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 10940-11 IN THE BRIARCLIFF CONDOL/INIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN BRIARCLIFF APARTMENT RESULDIVISION, BEING A RESUBDIVISION OF PART OF LOT 6 IN ADAM'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH'WEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION RECORDED OCTOBER 2, 1992 AS DOCUMENT 92736163 AS AMENDED, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

24-18-307-081-1035 10940 S. Worth Avenue Unit #11, Worth, IL 60482

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.

Dated this 20th Day of April 20 09



0912434050 Page: 2 of 2

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Special Warranty Deed - Continued

LPS Asset Management Solutions. as attorney in fact

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| | Bank Of America |
| | By Dudgeon AVP |
| STATE OF Colorado) | Months of Dealers of the |
| COUNTY OF Jefferson) SS. | |
| I, the under sign d, a Notary Public in and for said Count | y, in the State aforesaid, do hereby certify that |
| | son(s) whose name(s) is/are subscribed to the foregoing instrument, at he/she/they signed, sealed and delivered the said instrument, as ein set forth. |
| Given under my hand and no | tarial seal, this Day of Day of 2029 |
| Ox | Notary Public My commission expires: 12/4/09 |
| Exempt under the provisions of Section 4, of the Real Estate Transfer Act Date | 1 -10-11-1 |
| Agent. | MARIA L. OROZCO NOTARY PUBLIC STATE OF COLORADO 'Ay Commission Expires DIVICE |
| COOK COUNTY REAL ESTATE TRANSFER TAX | C/e/t/s Office |
| WY4.09 00026,25 | TŚ |
| REVENUE STAMP # FP 103042 | |
| | CO |
| STATE OF ILLINOIS STATE | 7 |

STATE TAX

NAY.-4.09

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX

REAL ESTATE TRANSFER TAX

0005250

FP 103037