

UNOFFICIAL COPY



Doc#: 0926426551 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2009 01:52 PM Pg: 1 of 3

DR TC 27742
SPECIAL WARRANTY DEED

Mail to:

JOHN KUMOR - KUMORHAPPLE, P.C.

7642 W. BELMONT

CHICAGO, IL 60634

Grantees Address and

Send subsequent tax bills to:

ANTHONY ZAJAC

6905 W. Addison

CHICAGO, IL 60631

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this *16th* day of April, 2009, between THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS, CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA7, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and ANTHONY ZAJAC, a *3* married person, individually, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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, LIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 12-01-311-097-0000

ADDRESS(ES): 7762 WEST HIGGINS ROAD, CHICAGO, IL 60631

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Assistant Secretary, (Name) Sherri Henry, and attested to by its (Office) Assistant Secretary, (Name) Roseanne Silvestro, the day and year first above written.

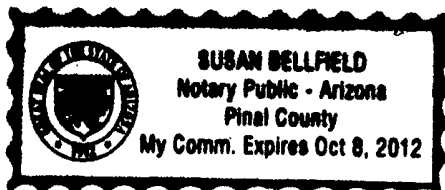
BY: THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS, CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA7 BY COUNTRYWIDE HOME LOANS INC. AS ATTORNEY-IN-FACT UNDER A POWER OF ATTORNEY:

By: Sherri Henry Attest: [Signature]

State of Arizona)
) SS.
County of Maricopa)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sherri Henry, personally known to me to be a Assistant Secretary of Countrywide Home Loans, Inc. and Roseanne Silvestro, personally known to me to be a Assistant Secretary of said company, 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of April, 2009.

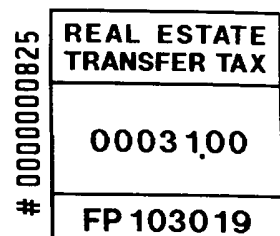
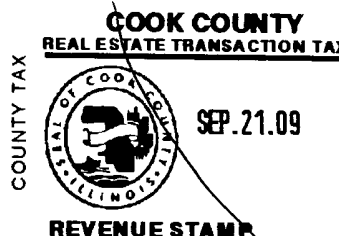
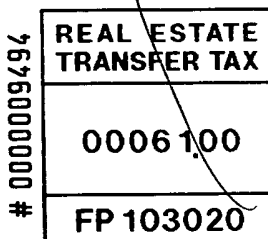


[Signature]
Notary Public

My commission expires on 10/8/12, 2009.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

Real Estate
Transfer Stamp
\$635.25
City of Chicago
Dept. of Revenue
589668
09/21/2009 11:59 Batch 00748 79



UNOFFICIAL COPY
PRESS F9 FOR YOUR ORIGINATOR AS An Agent For
Fidelity National Title Insurance Company
1941 ROHLWING ROAD ROLLING MEADOWS, IL. 60008

ALTA Commitment

Schedule A1

File No.: RTC77742

Property Address: 7762 W. HIGGINS, UNIT G,
CHICAGO IL 60631

Legal Description:

PARCEL 1:

THAT PART OF THE WEST 113.81 FEET OF THE EAST 222.81 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE) AND THE NORTH 19 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE) OF THE WEST 172.60 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE) ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 15 ACRES OF SAID LOT 2 AND EXCEPT THE NORTH 358 FEET OF THE THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) REFERRED TO AS A TRACT: DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT WITH NORTHERLY LINE OF WEST HIGGINS AVENUE; THENCE NORTH ON THE WEST LINE OF SAID TRACT 140.77 FEET; THENCE EAST 61.84 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST 18.75 FEET; THENCE SOUTH 39.09 FEET; THENCE WEST 28.59 FEET; THENCE NORTH 5.80 FEET; THENCE EAST 9.84 FEET; THENCE NORTH 33.29 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED DATED APRIL 26, 1965 AND RECORDED APRIL 27, 1965, AS DOCUMENT NUMBER 19446774 AND SUPPLEMENTAL DECLARATION OF EASEMENT AND EXHIBIT 1 THERETO ATTACHED DATED OCTOBER 13, 1965 AND RECORDED OCTOBER 13, 1965 AS DOCUMENT NO. 19615431 MADE BY 1956 NORTH MASON BUILDING CORPORATION, A CORPORATION OF ILLINOIS AND CONFIRMED BY JERRY DICK BUILDING CORPORATION, A CORPORATION OF ILLINOIS, IN DECLARATION DATED NOVEMBER 29, 1965 AND RECORDED DECEMBER 1, 1965 AS DOCUMENT NUMBER 19673089 AND AS CREATED BY THE DEED FROM 1956 NORTH MASON BUILDING CORPORATION TO CELIA GIERSCHE, DATED SEPTEMBER 22, 1966 AND RECORDED OCTOBER 4, 1966 AS DOCUMENT NO. 19959425 AND RERECORDED AUGUST 8, 1967, AS DOCUMENT NO. 20222149 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 12-01-311-097,