

# UNOFFICIAL COPY

**PREPARED BY:**

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



Doc#: 1003929037 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2010 12:45 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Chicago Title Land Trust as Trustee under Trust  
Agreement dated February 18, 2009 and known as  
Trust Number 8002352587  
1707 W. Rusty Drive  
Mt. Prospect, IL 60056

**MAIL RECORDED DEED TO:**

Law Offices of Ryan Kraeger  
4747 W. Peterson Av, #404  
Chicago, IL 60646

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## SPECIAL WARRANTY DEED

THE GRANTOR, 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. Successor by Merger to Bank One National Association as Trustee for RASC 2001KS2, a corporation organized and existing under the laws of the State of CT, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Chicago Title Land Trust as Trustee under Trust Agreement dated February 18, 2009 and known as Trust Number 8002352587, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 98 IN CUMMINGS AND FARGO'S AUGUSTA STREET ADDITION, BEING A SUBDIVISION OF THE EAST 5/8 (EXCEPT THE WEST 8 FEET THEREOF DEDICATED FOR ALLEY) OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-04-408-038  
1008 N. LeClaire Avenue, Chicago, IL 60651

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.

C.F.  
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