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20/3

FIRST AMERICAN TITLE

ORDER # 1852736

**SPECIAL WARRANTY DEED
Corporation to Individual**



Doc#: 1004935068 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/18/2010 10:20 AM Pg: 1 of 3

THIS INDENTURE, made this 19th day of January, 2010 between THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-24 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-24, a corporation created and existing under and by virtue of the laws of the State of Arizona and duly authorized to transact business in the State of Illinois, party of the first part, and JEFFREY G. SHEPARD AND BJORN PETERSEN, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration 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, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 23 IN LAVINA ELDRED'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Permanent Real Estate Index Number(s): 13-17-315-058-0000
Address(es) of Real Estate: 4056 N. Mcvicker Ave., Chicago, IL 60634

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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Property

STATE OF ILLINOIS
 FEB. 10. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

5232700000 #

REAL ESTATE TRANSFER TAX
00105.00
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 FEB. 10. 10
 COUNTY TAX
 REVENUE STAMP

1337000000 #

REAL ESTATE TRANSFER TAX
00052.50
FP 103028

CITY OF CHICAGO
 FEB. 10. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

1000008671 #

REAL ESTATE TRANSFER TAX
01102.50
FP 102812

COOK County Clerk's Office

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Scott E. Donaldson, and attested by its Assistant Secretary the day and year first above written.

THE BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATE HOLDERS CWALT,
INC. ALTERNATIVE LOAN TRUST 2005-24
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-24 BY BAC
HOME LOANS SERVICING, LP FKA
COUNTRYWIDE HOME LOANS SERVICING
LP AS ATTORNEY IN FACT

BY: Scott E. Donaldson, Assistant Secretary ATTEST: Jessica Yetton, Escrow Officer

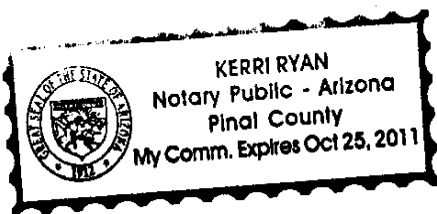
STATE OF Arizona COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Scott E. Donaldson personally known to me to be the Assistant Secretary FOR THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-24 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-24 BY BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP AS ATTORNEY IN FACT and Jessica Yetton personally known to me to be the Escrow Officer of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Scott E. Donaldson and Jessica Yetton they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of January, 2010.
Kerri Ryan (Notary Public)

Prepared by: Fisher and Shapiro, LLC
200 N. LaSalle, Suite 2840
Chicago, IL 60601

Mail To:
JEFFREY R. SHEPARD AND BJORN PETTERSEN
4058 N. Mcvicker Ave.
Chicago, IL 60634



Name & Address of Taxpayer:
~~JEFFREY R. SHEPARD AND BJORN PETTERSEN~~
~~4058 N. Mcvicker Ave.~~
~~Chicago, IL 60634~~

LaSalle Jackson Partners LLC
1901 Grant St, Evanston IL 60201