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1005335044

Doc#: 1005335044 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2010 11:03 AM Pg: 1 of 4

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

After Recording

Mail To:

Forum Title Insurance Company
33 W. Monroe Street; Suite 1150
Chicago, IL 60603
312-924-7355


Handwritten initials


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SPECIAL WARRANTY DEED

Mail to: Hal Lipshutz
1120 W. Belmont
Chicago IL 60657

Grantees Address and
Send subsequent
tax bills to:
PINEA PROPERTIES LLC,
322 S. MOZART STREET,
7505 Willow Wood
OTLAND PARK IL 60452

STATE OF ILLINOIS
STATE TAX

FEB. 18. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX

FEB. 18. 10
REVENUE STAMP

0000051996
REAL ESTATE TRANSFER TAX
0003200
FP 103037

0000064291
REAL ESTATE TRANSFER TAX
0001600
FP 103042

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 25th day of January, 2010, between BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-24, 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 PINEA PROPERTIES LLC, 322 S. MOZART SERIES A SERIES OF PINEA PROPERTIES LLC, an Illinois Limited Liability Company, 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 GRANT, SELL, CONVEY AND WARRANT 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): 16-13-123-021-0000

ADDRESS(ES): 322 SOUTH MOZART STREET, CHICAGO, IL 60612

City of Chicago
Dept. of Revenue
597598
2/9/2010 12:38
dr00169



Real Estate
Transfer
Stamp
\$336.00
Batch 710,017

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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) Cory Klapperich, and attested to by its (Office) Escrow Officer, (Name) Diane Chiurazzi, the day and year first above written.

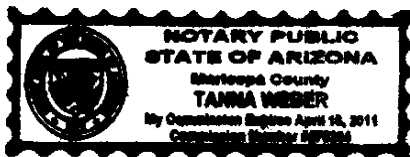
BY: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-24 BY BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING LP AS ATTORNEY-IN-FACT UNDER A POWER OF ATTORNEY:

By: [Signature] Attest: [Signature]
Cory Klapperich, Assistant Secretary Diane Chiurazzi, Escrow Officer

State of Arizona)
County of Maricopa) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cory Kalpperich, personally known to me to be a Assistant Secretary of BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP and Diane Chiurazzi, personally known to me to be a Escrow Officer 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 25th day of January, 2010.



[Signature]
Notary Public Tanna Weber

My commission expires on April 18, 2011.

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

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LEGAL DESCRIPTION

LOT 31 IN BLOCK 2 IN COUCH`S SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 16-13-123-021-0000

ADDRESS(ES): 322 SOUTH MOZART STREET, CHICAGO, IL 60612

Property of Cook County
COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____
County Clerk's Office