

UNOFFICIAL COPY



Doc#: 1021410029 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/02/2010 12:43 PM Pg: 1 of 3

Property of Cook County Clerk's Office

# COVER SHEET

Parks Title 1L631D

SWD

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## SPECIAL WARRANTY DEED

This Agreement made this 30th day of June, 2010, between BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU 2007-OA6, BY JPMORGAN CHASE BANK, AS ATTORNEY IN FACT., a corporation created and existing under and by virtue of the laws of the State of FL, and duly authorized to transact business in the State of Illinois, party of the first part, and

**Christiana Nwoke**, 4550 N. Craigdon Ave. Apt. # 2605 N., Chicago, IL 60640  
party of the second part,

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

**Lot 23 (except the North 35 feet thereof) in Block 5 in V. Kaisers and Company's Arcadia Terrace, being a subdivision of the North 1/2 of the Southeast 1/4 (except the West 33 feet thereof) and the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

**Permanent Index Number(s): 13-01-403-041-0000**

**Commonly Known As: 2600 W Thorndale Ave, Chicago, IL 60659**

**SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements**

Together with all and singular the herditaments 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 party of the first part, either in law or equity, of, in and to the above described premises, with the herditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part. His/her/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 encumbered or charged, except as herein recited.

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IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

By: *Brenda Oxford*  
**Brenda Oxford**  
**Vice President**  
BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU 2007-OA6, BY JPMORGAN CHASE BANK, AS ATTORNEY IN FACT.

State of Florida )  
County of Duval ) SS.

I, *Sarah K. Arnold*, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that *Brenda Oxford VP*, personally known to me to be the Authorized Representative of BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU 2007-OA6, BY JPMORGAN CHASE BANK, AS ATTORNEY IN FACT., a Corporation, 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 severally acknowledged that as such Authorized Representative, 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 *30th* day of June, 2010.

*Sarah K. Arnold*  
Notary Public

*2/2/13*  
My Commission Expires

SARAH K. ARNOLD  
MY COMMISSION #DD857425  
EXPIRES FEB 02, 2013  
Bonded through (s) State Insurance

Real Estate Transfer Stamp  
**\$2,499.00**  
Batch 1,611,334



City of Chicago  
Dept. of Revenue  
**603746**  
8/2/2010 11:58  
dr00198

This instrument Prepared by:  
Potestivo & Associates, P.C.  
134 N. LaSalle, Ste. 1110  
Chicago, IL 60602  
*Neil Nantuk*  
Mail to:  
**Christiana Nwoke**  
4550 N. Clarendon Ave. Apt. # 2605 N.  
Chicago, IL 60640

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
AUG.-2.10  
COUNTY TAX  
  
**REVENUE STAMP**

# 0000069855  
**REAL ESTATE TRANSFER TAX**  
0011900  
FP 103042

SEND SUBSEQUENT TAX BILLS TO:  
*CHRISTIANA NWOKE*  
*2600 W. THURSDAY AVE*  
*CHICAGO - IL 60659*

**STATE OF ILLINOIS**  
AUG.-2.10  
STATE TAX  
  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 0000057563  
**REAL ESTATE TRANSFER TAX**  
0023800  
FP 103037