



1108018046

Doc#: 1108018046 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/21/2011 02:44 PM Pg: 1 of 3

### Special Warranty Deed

**\*\* NOT AS TENANTS IN COMMON  
BUT AS JOINT TENANTS**

*Above Space for Recorder's Use Only*

THIS AGREEMENT between **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST**, party of the first part, and Michal Pochopien and Karolina I. Kloc <sup>\*\*</sup> party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 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 the authority of the Board of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the 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 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 described on legal description rider, attached hereto, 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, *Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise. The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply*

**BOX 15**

1. All easements, rights of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or mineral of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. all presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and/or survey of the Property.

SUBJECT to: General Taxes for the year 2010 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 19-29-315-026-0000

Address(es) of Real Estate: 7830 Austin Ave., Burbank, IL 60459

1 of 1

651704

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# UNOFFICIAL COPY

The date of this deed of conveyance is MARCH 2 2011.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Seal to be hereto affixed, and has caused its name to be signed on the date stated herein.

By: Integrated Asset Services LLC  
By: Kay Thompson 3/2/11  
Kay Thompson, Contract/Document Specialist

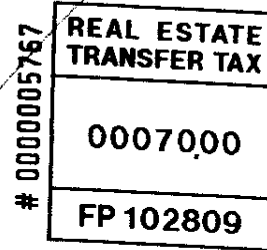
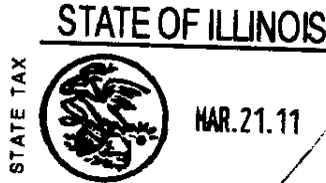
THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION AS  
GRANTOR TRUSTEE OF THE PROTIUM  
MASTER GRANTOR TRUST

By: Integrated Asset Services, LLC, A Colorado  
Limited Liability Company

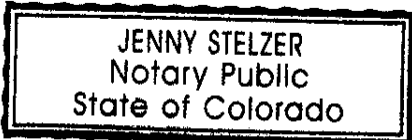
Property of COOK COUNTY Clerk's Office

State of Colorado  
County of Denver

ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kay Thompson personally known to me to be AUTHORIZED SIGNATORY FOR the above signed, 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 he/she signed and delivered the said instrument, pursuant to authority, as their free and voluntary act, and as the free and voluntary act and deed, for the uses and purposes therein set forth.



My Commission Expires 10/03/2013

(Impress Seal Here)  
(My Commission Expires \_\_\_\_\_)

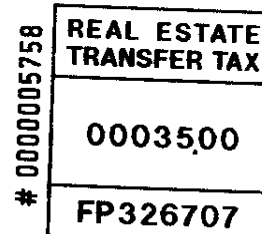
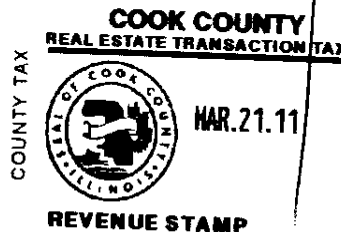
Given under my hand and official seal March 2, 2011

Jenny Stelzer  
Notary Public

This instrument was prepared by:  
Mark Edison  
  
350 N. Fairfield  
Lombard, IL, 60148  
630.495.3951 phone

Send subsequent tax bills to:  
KAROLINA KLOC  
7830 S. AUSTIN AVE.  
BURBANK, IL  
60459

Recorder-mail recorded document to:  
TED KOWALCZYK ESQ.  
6052 W. 63RD ST.  
CHICAGO, IL  
60638-4342



**UNOFFICIAL COPY**

FIDELITY NATIONAL TITLE INSURANCE COMPANY



ORDER NUMBER: 2010 651704F CHF  
STREET ADDRESS: 7830 AUSTIN AVE

CITY: BURBANK COUNTY: COOK COUNTY  
TAX NUMBER: 19-29-315-026-0000

LEGAL DESCRIPTION:  
LOTS 12 AND 13 IN BLOCK 2 IN FREDERICK H. BARTLETT'S FIRST ADDITION TO GREATER 79TH STREET  
SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30;  
ALSO THE SOUTH WEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST  
1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

City of Burbank

~~\$ 350.00 Three hundred fifty & No/100's~~

~~3/2/11~~

~~*[Handwritten Signature]*~~

~~Real Estate Transaction Stamp~~

Property of Cook County Clerk's Office