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SPECIAL WARRANTY DEED



Mail to:

DEAN GALANOPoulos
340 W BUTTERFIELD RD #1A

ELMHURST, IL 60126

Grantees Address and
Send subsequent

tax bills to:

CHRISTINA MONZON
MAXIMILIANO MONZON

2434 W AUGUSTA BLVD
UNIT 2

CHICAGO, IL 60622

Doc#: 1120834063 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/27/2011 02:27 PM Pg: 1 of 3

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 22ND day of February, 2011, between **BANK OF AMERICA, N.A.**, 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 **CHRISTINA E MONZON and MAXIMILIANO A MONZON**, married to each other, not as Joint Tenants, not as Tenants in Common, but as Tenants by the entirety, 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): 16-01-415-052-1002

ADDRESS(ES): 2434 WEST AUGUSTA BOULEVARD, UNIT 2, CHICAGO, IL 60622

REAL ESTATE TRANSFER	07/27/2011
CHICAGO:	\$1,597.50
CTA:	\$639.00
TOTAL:	\$2,236.50



16-01-415-052-1002 | 20110601601436 | OUYFDR

REAL ESTATE TRANSFER 07/27/2011

COOK	\$106.50
ILLINOIS:	\$213.00
TOTAL:	\$319.50

16-01-415-052-1002 | 20110601601436 | SMAXJKN

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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 Vice President, (Name) Tracey Jennings, and attested to by its (Office) Assistant Secretary, (Name) Pam Davis, the day and year first above written.

BY: BANK OF AMERICA, N.A.

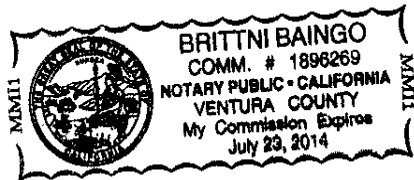
By: [Signature] Attest: [Signature]
Tracey Jennings/ Assistant Vice President Pam Davis/ Assistant Secretary

State of California)
County of Ventura) SS.

On February 22, 2011 before me, Brittni Baingo, personally appeared Tracey Jennings and Pam Davis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Notary Public
Brittni Baingo

My commission expires on 7-23, 2011.

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

*(Strike the paragraphs that do not apply)

- ~~1. As TENANTS IN COMMON,~~
- ~~2. Not as TENANTS IN COMMON but as JOINT TENANTS-~~
- 3. Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN 2434 WEST AUGUSTA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 40 IN BLOCK 2 IN CHARLES COUNSELMAN`S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0716515073, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

P.I.N. (S): 16-31-415-052-1002

ADDRESS(ES): 2434 WEST AUGUSTA BOULEVARD, UNIT 2, CHICAGO, IL 60622

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