

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

10x2

to:  
Peter Pacione  
Storino Ramello & Duckin  
9501 W. Devon, 6th flr  
Rosemont, IL 60018



Doc#: 1136313027 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2011 11:16 AM Pg: 1 of 3

Grantees Address and  
Send subsequent  
tax bills to:

Michael W Sexton  
2719 Habberton Ave.  
Park Ridge, IL 60068

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID  
THIS, INDENTURE, made this 21<sup>st</sup> day of September, 2011, between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC., ALTERNATIVE LOAN TRUST 2006-40T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-40T1, 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 LAURA HERRERA-SEXTON and MICHAEL W. SEXTON, 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): 09-22-310-001-0000 & 09-22-310-002-0000  
ADDRESS(ES): 2719 HABBERTON AVENUE, PARK RIDGE, IL 60068

REAL ESTATE TRANSFER	12/29/2011	
COOK		\$163.00
ILLINOIS:		\$326.00
TOTAL:		\$489.00

09-22-310-001-0000 | 20110901600773 | QZ4ACN



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 31419

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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)Valinda Pickens, and attested to by its (Office)Assistant Vice President, (Name)Lynae Hollins, the day and year first above written.

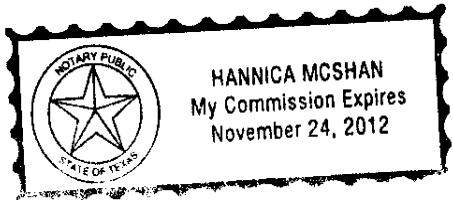
BY: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-40T1, MORTGAGE PASS-THROUGH CERTIFICIATES, SERIES 2006-40T1 BY BANK OF AMERICA N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP AS ATTORNEY-IN-FACT UNDER A POWER OF ATTORNEY:

By: *Valinda Pickens* Attest: *Lynae Hollins*  
Valinda Pickens, AVP Lynae Hollins, AVP

State of Texas )  
County of Collins ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Valinda Pickens, personally known to me to be a Assistant Vice President of Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP and Lynae Hollins, personally known to me to be a Assistant Vice President 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 21<sup>st</sup> day of September, 2011.



*Hannica McShan*  
Notary Public

My commission expires on November 24<sup>th</sup>, 2012.

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 1 TENANTS BY THE ENTIRETY  
*Husband And wife*

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## LEGAL DESCRIPTION

LOT 80 AND 81 IN PETER M. HOFFMAN`S GREATER PARK RIDGE SUBDIVISION IN THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1924, AS DOCUMENT NUMBER 8564763.

P.I.N. (S): 09-22-310-001-0000 & 09-22-310-002-0000

ADDRESS(ES): 2719 HABBERTON AVENUE, PARK RIDGE, IL 60068

Property of Cook County Clerk's Office