



Doc#: 1205529060 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/24/2012 11:07 AM Pg: 1 of 4

**SPECIAL WARRANTY DEED
(JOINT TENANCY)**

THIS AGREEMENT, made this 31st day of January, 2012, between THE BANK OF NEW YORK MELLON TRUST COMPANY NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST, duly authorized to transact business in the State of Illinois, party of the first part, and VICENTE ESPANA AND MARCELA GALARZA, Husband and Wife, not as Tenants in Common, but as JOINT TENANTS, parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid by the parties 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 REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, and to 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:

THE SOUTH HALF OF LOT 6 AND ALL OF LOT 7 IN BLOCK 4 IN SNOW AND DICKINSON'S GARFIELD BOULEVARD ADDITION TO CHICAGO IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together will 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 above described, with the appurtenances, unto the parties of the second part, Not as Tenants in Common, but as JOINT TENANTS, and to 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 parties of the second part, 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 incumbered 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, subject to:

General real estate taxes for 2011 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

S ✓
P ✓
S ✓
SC ✓
INT ✓

UNOFFICIAL COPY

Permanent Real Estate Number(s): 20-17-111-050-0000

Address(s) of Real Estate: 5614 South Loomis Boulevard Chicago, IL 60636

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Contract/Document Specialist, and attested by its Contract/Document Specialist, the day and year first above written.

THE BANK OF NEW YORK MELLON TRUST COMPANY NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST by: INTEGRATED ASSET SERVICES, LLC, ITS ATTORNEY IN FACT

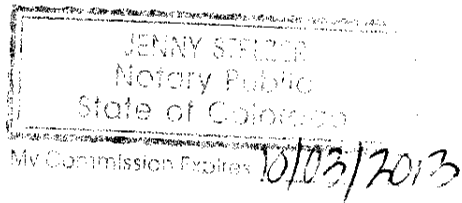
By: Integrated Asset Services LLC 1/31/2012
By: Deborah Mathis
Deborah Mathis, Contract/Document Specialist
Contract/Document Specialist

Attest: Integrated Asset Services LLC
By: Kay Thompson 1/31/12
Kay Thompson, Contract/Document Specialist

STATE OF Colorado)
COUNTY OF Denver)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah Mathis personally known to me to be the Contract/Document Specialist of Integrated Asset Services a(n) LLC corporation, and Kay Thompson, personally known to me to be the Contract/Document Specialist of said 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 Contract/Document Specialist and Contract/Document Specialist 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 31 day of January 20 12.



Jenny Stelzer
Notary Public
Commission expires _____

This instrument was prepared by: Attorney Donald C. Marcum
Wheatland Title, 105 W. Veterans Pkwy Yorkville, IL 60560 (630) 892-2323 ext. 234

UNOFFICIAL COPY

Mail to:


Wheatland Title Guaranty
105 W. Veterans Pkwy
Yorkville, IL 60560



Send Subsequent Tax Bills to:

VICENTE ESPANA AND MARCELA GALARZA
5614 S Loomis
Chgo IL 60636

HC-1100-15099.0 (JM)

Property of Cook County Clerk's Office

| | |
|--|--------------------------|
| REAL ESTATE TRANSFER | 02/24/2012 |
|  | CHICAGO: \$150.00 |
| | CTA: \$60.00 |
| | TOTAL: \$210.00 |
| 20-17-111-050-0000 20120201601351 MZMQ99 | |

| | |
|---|--------------------------|
| REAL ESTATE TRANSFER | 02/24/2012 |
|   | COOK \$10.00 |
| | ILLINOIS: \$20.00 |
| | TOTAL: \$30.00 |
| 20-17-111-050-0000 20120201601351 NOVWST | |

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RECORDER OF Cook COUNTY

PLAT ACT AFFIDAVIT

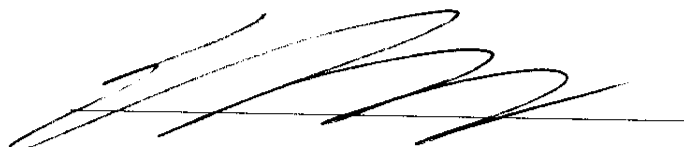
STATE OF ILLINOIS)
COUNTY OF Kendall) SS

Eva Carr, being duly sworn on oath, deposes and states that she reside(s) at _____ . That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



SUBSCRIBED AND SWORN TO
BEFORE ME THIS 15 DAY
OF July, 2012

Linda V. Lis
Notary Public

