

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Mail to:

PETER N. SILVESTRI

7715 W. Armitage Ave.
Elmwood Pk., IL 60707

Grantees Address and

Send subsequent tax bills to:

Bernard and Christina Barbaric
207 S. Prindle Ave.
Arlington Hts, IL 60004



Doc#: 1212504120 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2012 01:36 PM Pg: 1 of 3

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 14th day of March, 2012, 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 **BERNARD BARBARIC AND CHRISTINA BARBARIC**, 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

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

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): 12-25-316-132-1005
ADDRESS(ES): 7707 WESTWOOD DR. 1B, ELMWOOD PARK, IL 60707

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) _____, (Name) _____, and attested to by its (Office) _____, (Name) _____, the day and year first above written.

BY: **BANK OF AMERICA N.A.**

By: _____

Judy Shu, AVP

State of 'AZ'

Attest: _____

Irene Carrillo, VP

) SS.

County of MARICOPA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Judy Shu, personally known to me to be a AVP of **Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP** and Irene Carrillo, personally known to me to be a AVP 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 14 day of March, 2012.





Notary Public

My commission expires on 5/10, 2013.

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~~

REAL ESTATE TRANSFER		04/10/2012	
	COOK	\$27.50	
	ILLINOIS:	\$55.00	
	TOTAL:	\$82.50	

12-25-316-132-1005 | 20120401600680 | AEXT1U



Village of Elmwood Park
Real Estate Transfer Stamp

275.00

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 7707-1B IN 7707-7711 WESTWOOD DRIVE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 (EXCEPT THE SOUTHERLY 4 FEET DEEDED FOR PUBLIC ALLEY), AND LOT 4 IN BLOCK 50 IN WESTWOOD, BEING MILL'S AND SONS SUBDIVISION IN THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1926 AS DOCUMENT 9423633; WHICH SURVEY IS ATTACHED AS AN EXHIBIT "C" TO DECLARATION OF CONDOMINIUM RECORDED OCTOBER 16, 2006 AS DOCUMENT 0628927081, AND AMENDED DECLARATION OF CONDOMINIUM RECORDED 11/06/06 AS DOCUMENT 0631017037, AS MAY BE FURTHER 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 PARKING SPACE P-15, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED OCTOBER 16, 2006 AS DOCUMENT 0628927081, AND AMENDED DECLARATION OF CONDOMINIUM RECORDED 11/06/06 AS DOCUMENT 0631017037, AS MAY BE FURTHER AMENDED FROM TIME TO TIME.

P.I.N. (S): 12-25-316-132-1005

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