

# UNOFFICIAL COPY



Doc#: 1216418025 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/12/2012 11:11 AM Pg: 1 of 5

**This Instrument Prepared by:**  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Return to and mail tax  
statements to:**  
SPT Real Estate SUB, III, LLC,  
A Delaware Limited  
Liability Company  
455 Taft Avenue  
Glen Ellyn, IL 60137

This space for recording information only

Property Tax ID#: 11-32-112-027-1003  
Order #: 7119004d  
Reference #: 512319

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 11th day of May, 2012, BAC HOME LOANS SERVICING, LP, F/K/A Countrywide Home Loans Servicing, LP, Inc., hereinafter called GRANTOR, grants to SPT REAL ESTATE SUB, III, LLC, a Delaware Limited Liability Company, whose address is 455 Taft Avenue, Glen Ellyn, IL 60137, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$173,250.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

PARCEL 1: UNIT R1 IN THE 6957 NORTH ASHLAND AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 IN BLOCK 31 IN ROGERS PARK, SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A. TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0616510091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF PAND S-, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0616510091.

# UNOFFICIAL COPY

Parcel ID: 11-32-112-027-1003

Commonly known as 6957 N Ashland Blvd, Unit 1R, Chicago, IL 60626

Being all of that certain property conveyed to GRANTOR, by deed recorded 08/12/2011, as Instrument No. 1122410000, of Official Records.

Subject to all easements, covenants, conditions, restrictions and rights of way and other matters whether or not of record, those matters that would be disclosed by an accurate survey of the property or physical inspection thereof, and any right of redemption or similar legal right in any former owner, its successors and assigns, and the rights, if any, of all tenants and licensees (whether or not in default under any occupancy or use agreements), any other occupants of the property (whether or not authorized by Grantor), and any persons claiming a right to lease, use or occupy all or a portion of the property, in each case whether or not currently in actual possession of all or a portion of the property. In addition, Grantee acknowledges and agrees, notwithstanding any statutory or implied warranties contained herein, Grantee shall make any claims pursuant to this deed within ninety (90) days of the date hereof, as more particularly provided in the Purchase and Sale Agreement between Grantor and Grantee.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

SPT REAL ESTATE SUB 1  
45131304 IL  
FIRST AMERICAN ELS  
SPECIAL WARRANTY DEED

City of Chicago  
Dept. of Finance  
622496

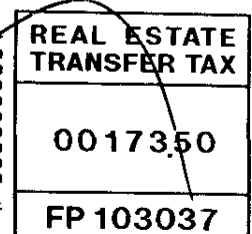
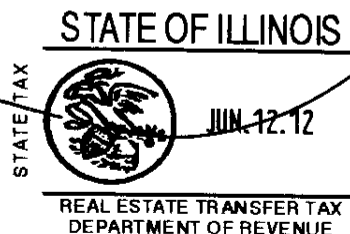
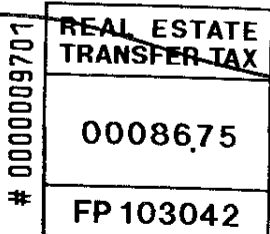
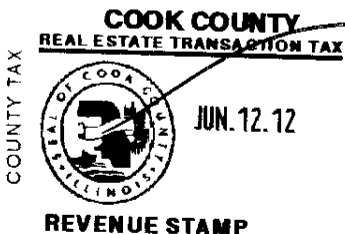
6/12/2012 9:42  
dr00762



Real Estate  
Transfer  
Stamp

\$1,821.75

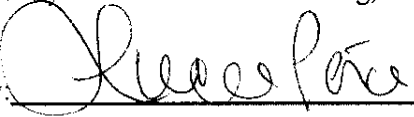
Batch 4,747,984



# UNOFFICIAL COPY

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

BAC HOME LOANS SERVICING, LP, F/K/A  
Countrywide Home Loans Servicing, LP, Inc.

By: 

Its: Lucero Pena, AVP

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was hereby acknowledged before me this \_\_\_\_\_ day of

\_\_\_\_\_, 2012, by \_\_\_\_\_,

Its: \_\_\_\_\_ of BAC HOME LOANS SERVICING, LP, F/K/A Countrywide Home Loans Servicing, LP, Inc., who is personally known to me or who has produced \_\_\_\_\_, as identification, and who signed this instrument willingly.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 11th, 20 12 Signature: [Signature]

Grantor or Agent  
Lucero Pena, AVP

Subscribed and sworn to before  
Me by the said [Signature] Avp  
this 11th day of May  
20 12.



NOTARY PUBLIC [Signature]  
Ani Hakobyan

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date \_\_\_\_\_, 20 \_\_\_\_\_ Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_  
20 \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On 05/11/12 before me, Ani Hakobyan, a Notary Public  
(Here insert name and title of the officer)

personally appeared Lucero Pena, AVP

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 person~~(s)~~ acted, executed the instrument.

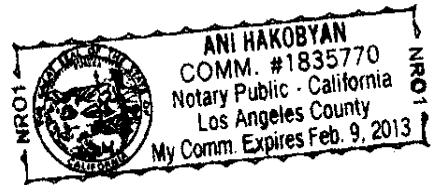
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

*Ani Hakobyan*

(Notary Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

**SWD**

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 05/11/12

LN#1788896899

(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

#### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document