

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

GENERAL

THE GRANTOR(S), **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB**, of the city of RICHARDSON, County of COLLIN, Commonwealth of TEXAS, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and the grantor hereby covenants with said grantee and to none other, 7540 Brown, LLC AN ILLINOIS LLC (Grantee's Address) - 5428 BOSTON

Doc#: 1218416037 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/02/2012 02:37 PM Pg: 1 of 2

Chicago, IL 60641, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit: (SEE ATTACHED)

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 encumbered 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 the following:

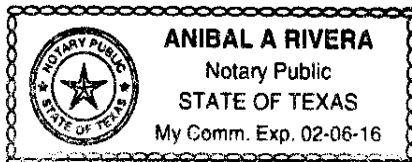
SUBJECT TO: Property and Title taken AS IS condition, Seller makes no representations or Warranties of any kind or nature, other than Seller's right to transfer title hereunder, subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-12-401-016-0000
Address of Real Estate: 7540 Brown Ave., Forest Park, IL 60130
Dated this 25 day of May, 2012

FIDELITY NATIONAL TITLE

RUB
Grantor Russell Black, AVP
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB, 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.

STATE OF TEXAS, COUNTY OF COLLIN
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Russell Black, AVP personally known to me to be the person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and official seal, this 25 day of May, 2012



[Signature]
Notary Public

Prepared By: Law Offices of Alan T. Schencker 400 W. Dundee, Suite 3, Illinois 60089
Mail To: DAVID CHARLES, 111 W. Washington #823 Chicago, IL 60602

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 Grantor's execution of this Deed.

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 4224
Am 6/19/12
Approved/Date

Addendum 53003548

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601



PHONE: (312) 621-5000
FAX: (312) 621-5033

ORDER NUMBER: 2011 053003548 USC
STREET ADDRESS: 7540 BROWN AVE

CITY: FOREST PARK COUNTY: COOK COUNTY
TAX NUMBER: 15-12-401-016-0000

LEGAL DESCRIPTION:

THE EAST 28.0 FEET OF LOT 1 (AS MEASURED ON THE SOUTH LINE THEREOF) IN BLOCK 5 IN RAILROAD ADDITION TO THE TOWN OF HARLEM IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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| STATE TAX REAL E DEPAR | JUL.-2.12 | # 0000007135 | REAL ESTATE TRANSFER TAX |
| | | | 0016150 |
| | | | FP 102809 |

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| COUNTY TAX SEAL OF COOK COUNTY ILLINOIS | JUL.-2.12 | # 0000007124 | COOK COUNTY REAL ESTATE TRANSACTION TAX |
| | | | REAL ESTATE TRANSFER TAX |
| | | | 0008075 |
| REVENUE STAMP | | | FP326707 |