## **UNOFFICIAL COPY**

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Doc#: 1220935017 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 07/27/2012 10:06 AM Pg: 1 of 4

1st AMERICAN TITLE order # 2292547

#### SPECIAL WAR! ANTY DEED

THE GRANTOR, BANK OF AMERICA, N.A., a national banking association, whose address is c/o OREO Real Estate Sr.les, 1000 S. York Rd., 3<sup>rd</sup> Floor, Elmhurst, Illinois 60126, sells and conveys to ERIN VANDERMORE AND ERICA VANDERMORE, as individuals, whose address is 5130 N. Albany Avenue, Unit 106, Chicago, Illinois 60625 ("Grantee") the premises situated in the City of Chicago, County of Cook, Illinois described on Exhibit "A" attached hereto (the "Property"),

for One Hundred Ten Thousand Dollars (\$110,000.00).

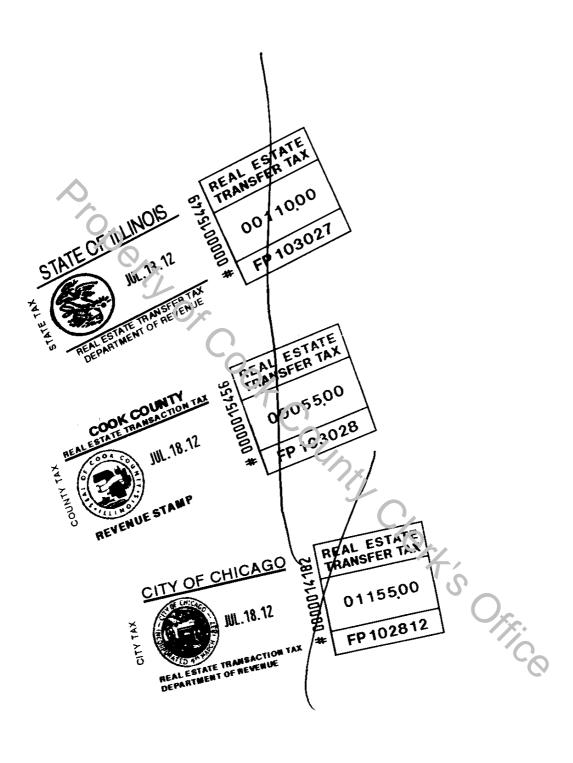
Grantor does covenant and agree that Grantor has not done, committed, or willingly suffered to be done or committed, any act, matter, or thing whatsoever, whereby the Property hereby conveyed, or any part thereof is or shall or may be charged or encumbered in title or estate, except as to easements, encumbrances, and building and use restrictions of record.

Also, subject to 2012 taxes and subsequent years and general and special assessments, any and all recorded easements, reservations, restrictions, encroachments and encumbrances, matters which would be shown by an accurate survey, underground and overhead cables, lines and utility services, and all existing zoning ordinances, laws, codes, statutes and subdivision regulations and other governmental laws, rules, codes, statutes and regulations limiting or restricting the use to which the Property may be put.

[SIGNATURE APPEARS ON FOLLOWING PAGE.]

SPSCYD

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### **UNOFFICIAL COPY**

Dated effective June <u>27</u> , 201	12	ective June <u>29</u> , 201	Dated effective
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BANK OF AMERICA, N.A., a national

banking association

Name: Tyler Hilsabeck
Its: Vice President

STATE OF ILL IN OIS

SS.

COUNTY OF COOK

The foregoing Special Warranty Deed was acknowledged before me the 26th day of June, 2012, by Tyler Hilsabeck, the Vice President of Bank of America, N.A., a national banking association, on behalf of said corporation.

OFFICIAL SEAL LISETTE ESPARZA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:0406/15 Cook County, Illinois

> NOMAN DOESUENT

This instrument was prepared by:

After recording return to:

SEND SUBSEQUENT TAX BILLS TO:

Alexander J. Clark, Esq. Miller, Canfield, Paddock and Stone, P.L.C. 840 West Long Lake Road, Suite 200 Troy, MI 48098-6358 Grantee MARY F. WURRAY 51,27 W. DEVON CNICKON IL WOLNE Grantee & ERICH
EIN Land ev MONE
1700 W. 1004 A St
Chicago IL 60643

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#### **EXHIBIT A** LEGAL DESCRIPTION

Real estate located in the City of Chicago, County of Cook, State of Illinois and described as follows:

LOT 6 IN TELDEN'S SUBDIVISION OF LOT 4 (EXCEPT THE EAST 310 FEET THEREOF) IN BLOCK 4 IN THE BLUE ISLAND LAND AND BUILDING COMPANY'S SUBDIVISION KNOWN AS WASHINGTON HEIGHTS SUBDIVISION IN SECTION 7, TOWNSHIP 27 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Commonly known as 1700 W. 100th Street, Chicago, Illinois 60643-2131

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Of County Clarks Office Tax Parcel Identification Number 25-07-405-038-0000 Vol. 0453

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