

UNOFFICIAL COPY



Doc#: 1222345032 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/10/2012 10:40 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

This Agreement, made this 26 day of June, 2012, between BANK OF AMERICA, N.A., a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of Illinois, party of the first part, and

Double M Mazel, LLC, 2539 W. Peterson Avenue, Chicago, IL 60659 party of the second part,

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

Lot 42 (except the South 15.61 feet thereof) all of Lot 43 and the South 5.46 feet of Lot 44 in Block 13 in First Addition to West Pullman, in the resubdivision of Blocks 9 to 16 inclusive (except the East 141 feet of Blocks 9 and 16) in First Addition to West Pullman in the Northeast 1/4 of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-29-215-047

Commonly Known As: 12213 S Morgan, Chicago, IL 60643

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments 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 herditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/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 party of the second part. His/her/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 encumbered or charged, except as herein recited.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

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

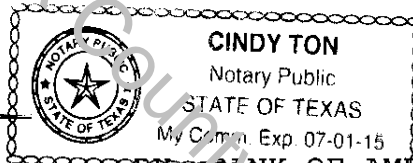
By: *[Signature]*
BANK OF AMERICA, N.A.
Russell Black, AVP
State of TEXAS)
County of COLLIN)

SS.

I, Cindy Ton, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Russell Black, AVP, personally known to me to be the Authorized Representative of BANK OF AMERICA, N.A., a 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 Authorized Representative, 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 26 day of June, 2012.

[Signature]
Notary Public



07/01/2015
My Commission Expires

BY: ~~BANK OF AMERICA, N.A.~~,
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP, FKA
COUNTRYWIDE HOME LOANS
SERVICING, LP, AS ITS ATTORNEY
IN FACT

This instrument Prepared by:
Potestivo & Associates, P.C.
223 West Jackson Blvd. Suite 610
Chicago, IL 60606

Kimberly Goodell
Mail to:
Double M Mazel, LLC
2539 W. Peterson Avenue
Chicago, IL 60659

City of Chicago
Dept. of Finance

624934

7/27/2012 8:38

dr00198



Real Estate
Transfer
Stamp

\$236.25

Batch 5.052,294

SEND SUBSEQUENT TAX BILLS TO:

Double M Mazel LLC
2539 W Peterson Ave
Chicago, IL 60659

