



1223035044

Doc#: 1223035044 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2012 11:27 AM Pg: 1 of 3



SPECIAL
WARRANTY DEED

FIRST AMERICAN TITLE

2271200

THIS INDENTURE, made this 1st day of August 2012, between The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A. Successor by Merger Bank One National Association as Trustee RASC 2001-KS1 by Residential Funding Company, LLC as attorney in fact, a company created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, **GRANTOR**, and Westridge Property Group, LLC, **GRANTEE**, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and the State of Illinois known and legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree to and with the Grantee, his heirs and assigns, that he 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

See Exhibit "A" attached hereto and made a part hereof

REAL ESTATE TRANSFER 08/10/2012



CHICAGO: \$191.25
CTA: \$76.50
TOTAL: \$267.75

26-07-150-053-0000 | 20120801600768 | 3C5SW7

REAL ESTATE TRANSFER 08/10/2012



COOK \$12.75
ILLINOIS: \$25.50
TOTAL: \$38.25

26-07-150-053-0000 | 20120801600768 | 64JZ3T

S $\frac{1}{3}$
P $\frac{2}{3}$
S N
SC $\frac{1}{3}$
INT $\frac{1}{3}$

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by it authorized signing officer.

Dated this 1st day of AUGUST, 20 12

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A. Successor by Merger Bank One National Association as Trustee RASC 2001-KS1 by Residential Funding Company, LLC as attorney in fact

IMPRESS
CORPORATE SEAL
HERE

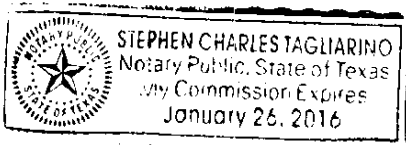
BY: [Signature]
Print Name: Scott Buskirk - AUTHORIZED OFFICER

Attest: [Signature]
Print Name: Teerayut Kaewpradit AUTHORIZED OFFICER

STATE OF TEXAS, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott Buskirk and Teerayut Kaewpradit, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 1 day of August, 20 12



[Signature] (Notary Public)

Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

Mail To: LARRY A. CHAMBERS
ATTORNEY AT LAW
3856 OAKTON ST.
SKOKIE IL 60076

Name and Address of Taxpayer:
Westridge Property Group, LLC
7141 N. Kedzie Ave. - Unit 601
Chicago IL 60645

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Exhibit "A" – Legal Description

THE NORTH 16.5 FEET OF LOT 22 AND LOT 23 (EXCEPT THE NORTH 5.25 FEET THEREOF) IN BLOCK 24 IN CALUMET TRUST'S SUBDIVISION NUMBER 2 OF A RESUBDIVISION OF BLOCKS 158 TO 161, 170 TO 173 IN SOUTH CHICAGO, AS PER PLAT RECORDED THEREOF AS DOCUMENT NUMBER 9224451, IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE INDIAN BOUNDARY LINE AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate taxed not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 26-07-150-053-0000

Address of Real Estate: 10049 S. Calhoun Avenue, Chicago, IL 60617

Property of Cook County Clerk's Office