

1/2

12-028567

SPECIAL WARRANTY DEED

TENANTS BY THE ENTIRETY

Statutory (Illinois)

(Corporation to Individual)



1223649019

Doc#: 1223649019 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/23/2012 12:05 PM Pg: 1 of 3

MAIL TO:

Jonathan M. Aven
Law Offices of Jonathan M.
180 N. Michigan Ave Suite 2105
Chicago, IL 60601

NAME & ADDRESS OF TAXPAYER:

Charles Koziol and
Patricia A. Koziol
4215 N. Mulligan Avenue
Chicago, IL 60634

PREMIER TITLE

THE GRANTOR: U.S. Bank N.A. as Trustee for the Holders of the CSFB Mortgage Securities Corp. Adjustable Rate Mortgage Trust 2006-3 Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Charles Koziol and Patricia A. Koziol, 657 W. Bittersweet Place, Chicago IL 60613 party of the second part, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

to husband and wife

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the hereditaments 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, 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, 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 incumbered 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 Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 13-17-301-048-0000
Property Address: 4215 N. Mulligan Avenue, Chicago, IL 60634

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X ACP President, and attested by its X AVP Secretary, this 19 day of JULY, 20 12.

IMPRESS
CORPORATE
SEAL HERE

Name of Corporation: U.S. Bank N.A. as Trustee for the Holders of the CSFB Mortgage Securities Corp. Adjustable Rate Mortgage Trust 2006-3 Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 by: Bank of America, N.A. Successor by Merger to BAC Home Loan Servicing, LP F/K/A Countrywide Home Loan Servicing, LP as it's Attorney-In-Fact

By X [Signature] (SEAL)
LIZETH GARCIA, ASST VICE PRESIDENT

ATTEST: X [Signature] (SEAL)
HANNICA MUSHAN, ASST VICE PRESIDENT

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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# UNOFFICIAL COPY

STATE OF TEXAS )  
 )SS  
County of COLLIN )

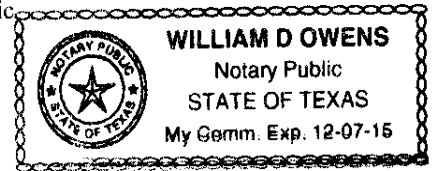
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X KUZETH GARCIA,

personally known to me to be the X AVP President of Bank of America, N.A., Successor by Merger to BAC Home Loan Servicing, LP, F/K/A Countrywide Home Loan Servicing, LP, as Attorney-In-Fact for U.S. Bank N.A. as Trustee for the Holders of the CSFB Mortgage Securities Corp. Adjustable Rate Mortgage Trust 2006-3 Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 and

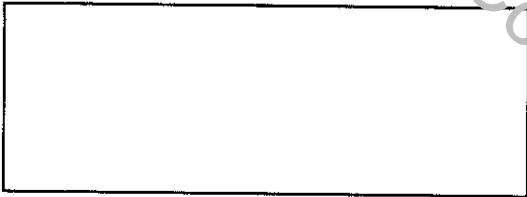
X HANNICA MCSHAN personally known to me to be the X AVP Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such AVP President and AVP Secretary, they signed and delivered the said instrument and caused the corporate seal 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 notarial seal, this 19 day of JULY, 20 12

X [Signature]  
Notary Public



My commission expires on X, 20



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31-45, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC  
1807 W. Diehl Road, #333  
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 4215 N. Mulligan Avenue, Chicago, IL 60634

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

<b>REAL ESTATE TRANSFER</b>	08/21/2012
<b>CHICAGO:</b>	\$1,785.00
<b>CTA:</b>	\$714.00
<b>TOTAL:</b>	\$2,499.00
13-17-301-048-0000   20120601605720   XCUN8S	

<b>REAL ESTATE TRANSFER</b>	08/21/2012
<b>COOK</b>	\$119.00
<b>ILLINOIS:</b>	\$238.00
<b>TOTAL:</b>	\$357.00
13-17-301-048-0000   20120601605720   XQ1H0G	

TO  
FROM  
WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

**PREMIER TITLE**  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

# UNOFFICIAL COPY

## EXHIBIT "A"

File No.: 2012-02856-PT

Commitment No.: 2012-02856-PT

### **PROPERTY DESCRIPTION**

The land referred to in this commitment is described as follows:

THE WEST 1/2 OF THAT PART OF LOT 45 LYING EAST OF THE WEST 33 FEET THEREOF (EXCEPT THE NORTH 84 FEET THEREOF) IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8THS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4215 N. Mulligan Ave, Chicago, IL 60634

Property of Cook County Clerk's Office