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Doc#: 1224442118 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2012 11:25 AM Pg: 1 of 7

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

4214 Bonhill Drive, Unit 3B
Arlington Heights, IL 60004

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7th day of August, 2012, between U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA6 TRUST hereinafter ("Grantor"), and Alexander Yufa, ✓ whose mailing address is 1094 Creekside Court, Apt. 2B, Wheeling, IL 60090, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **4214 Bonhill Drive, Unit 3B, Arlington Heights, IL 60004.**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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; and that the said premises, against all persons lawfully claiming, or to

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 AUG. 27. 12
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000015582 #
 REAL ESTATE TRANSFER TAX
 0002810
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 AUG. 27. 12
 COUNTY TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000015589 #
 REAL ESTATE TRANSFER TAX
 0001425
 FP 103028

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PA

claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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Executed by the undersigned on August 7, 2012:

GRANTOR: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA6 TRUST
By: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY-IN-FACT

Name: Marilyn J. Reese
Title: Marilyn J. Reese
Vice President

Property of Cook County Clerk's Office

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of _____, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____ signed and delivered the instrument as _____ free and voluntary act, and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2012.

See Attached for
Notary Acknowledgement

Commission expires _____, 20____
Notary Public

SEND SUBSEQUENT TAX BILLS TO: Alexander Yufa

4214 Bonhill Drive, Unit 3B, Arlington Heights, IL 60004

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Notary Acknowledgment

STATE OF FLORIDA

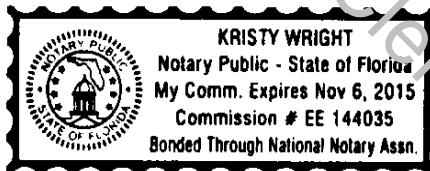
COUNTY OF DUVAL ^(MR)

The foregoing instrument was acknowledged before me this August 7, 2012, by Marilyn J. Reese, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Park National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA6 Trust, on behalf of the corporation. He/she is personally known to me.

X Kristy Wright
Notary Public

(seal)

Printed Name: Kristy Wright



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Exhibit A 
Legal Description

Unit No. 4214-3B in Arlington Grove Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 25364419, as amended from time to time, in the North ½ of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 02-01-200-083-1192 ✓

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Exhibit B**Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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