

# UNOFFICIAL COPY

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12-03705

**SPECIAL WARRANTY DEED**  
JOINT TENANCY  
Statutory (Illinois)  
(Corporation to Individual)



Doc#: 1236355086 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2012 03:05 PM Pg: 1 of 3

MAIL TO:

Gregory G. Castaldi  
Attorney at Law  
5521 N. Cumberland Ave., #1109  
Chicago, IL 60656

NAME & ADDRESS OF TAXPAYER:

Franco Scimeca and Cynthia Scimeca  
2004 S. Ashland Avenue  
Park Ridge, IL 60068

PREMIER TITLE

THE GRANTOR: Bank of America, N.A., a corporation 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, 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 Franco Scimeca and Cynthia Scimeca, 9243 N. Knight Avenue, Des Plaines IL 60016, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit: <sup>NOT</sup> ~~in~~ <sub>BY ASST. MANAGERS BY THE CUSTODY</sub>

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): 12-02-410-012-0000  
Property Address: 2004 S. Ashland Avenue, Park Ridge, IL 60068

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  AV President, and attested by its  AVP Secretary, this 29 day of NOVEMBER, 2012.



Name of Corporation: Bank of America, N.A.

IMPRESS  
CORPORATE  
SEAL HERE

By  \_\_\_\_\_ (SEAL)  
XXXX NIZETH GARCIA, ASST VICE PRESIDENT

ATTEST:  \_\_\_\_\_ (SEAL)  
XXXX CHRISTA MCCLURE, ASST VICE PRESIDENT

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

<b>REAL ESTATE TRANSFER</b>	12/26/2012		
	<b>COOK</b>	\$237.50	
	<b>ILLINOIS:</b>	\$475.00	
	<b>TOTAL:</b>	\$712.50	



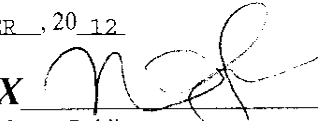
CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 32684

# UNOFFICIAL COPY

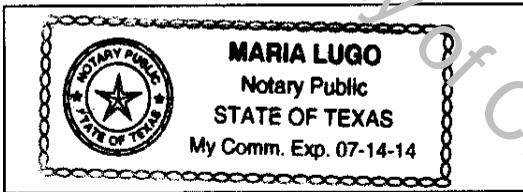
STATE OF TEXAS )  
 )SS  
County of COLLIN )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
**X** LIZETH GARCIA personally known to me to be the **X** AV President of Bank of  
America, N.A., and **X** CHRISTA MCCLURE 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 AV 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 29 day of NOVEMBER, 20 12.

**X**   
Notary Public MARIA LUGO

My commission expires on **X** JULY 14, 20 14



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, 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: 2004 S. Ashland Avenue, Park Ridge, IL 60068

\* 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). RE592B

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TO \_\_\_\_\_ FROM \_\_\_\_\_

WARRANTY DEED  
(Solely (Illinois)  
(Corporation to Individual))

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

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## EXHIBIT 'A' Legal Description

File Number: 2012-03705-PT

LOT 6 TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING THEREOF, IN BLOCK 8 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTION 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2004 S. Ashland Ave., Park Ridge, IL 60068

PERMANENT INDEX NUMBER: 12-02-410-012-0000

Property of Cook County Clerk's Office