

# UNOFFICIAL COPY



Prepaid by:

Galanopoulos & Galgan

340 W. Butterfield Road, Suite 1A

Elmhurst, Illinois 60126

Doc#: 1301529081 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/15/2013 03:51 PM Pg: 1 of 2

Mail to:

Joey B. Waldman

1247 Waukegan Road, Ste 100

Glenview, Illinois 60025

## Special Warranty Deed-Joint Tenancy

11  
KNOW ALL PERSONS BY THESE PRESENTS, New York Community Bank, 1801 EAST NINTH ST., CLEVELAND, OH 44114, for and in consideration of TEN DOLLARS 00/100 (\$10.00), and other good and valuable consideration received from Terry Michaels and Roberta Michaels, not as tenants in common but as joint tenants, with right of survivorship (the "Grantee"), and to Grantee's heirs and assigns, whose tax mailing address will be, 800 Elgin Road, Unit 1103, Evanston, Illinois 60201, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Cook County, and more particularly described as follows:

LOT 31 IN HRUBY AND COMPANY'S SUBDIVISION OF A PART OF THE SOUTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 31 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 10-31-416-033-0000

Property Address: 6556 W. Devon Avenue, Chicago, Illinois 60631

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

120194804028

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IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed as of


12/07/12

Signed and Acknowledged  
In the Presence of:

*Frank Kolbe*  
FRANK KOLBE

New York Community Bank

*Renee L. Thatcher*  
Renee L. Thatcher  
Real Estate Asset Specialist



REAL ESTATE TRANSFER	12/20/2012
 CHICAGO:	\$1,398.75
CTA:	\$559.50
<b>TOTAL:</b>	<b>\$1,958.25</b>

10-31-416-033-0000 | 20121201604425 | 4U0JSN

State of Ohio )

) SS:

County of Cuyahoga )

REAL ESTATE TRANSFER	12/20/2012
  COOK	\$93.25
ILLINOIS:	\$186.50
<b>TOTAL:</b>	<b>\$279.75</b>

10-31-416-033-0000 | 20121201604425 | 4VE6MA

Before me, a Notary Public in and for the County and State, on this 7<sup>th</sup> day of December, 2012 personally appeared the above named Renee L. Thatcher, Real Estate Asset Specialist of New York Community Bank, who acknowledged to me that, with due authorization and as such officer, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said bank.

(SEAL)

*Timothy J. Szokan II*  
Notary Public  
My Commission expires on 8/16/2015



TIMOTHY J. SZOKAN II  
Notary Public, State of Ohio  
Recorded in Lake County, Ohio  
My Commission Expires Aug. 16, 2015

Mail Tax Bills to:  
Terry Michaels  
800 Elgin Rd, unit 1103  
EVANSTON, IL 60201