

UNOFFICIAL COPY



Doc#: 1306604235 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2013 11:18 AM Pg: 1 of 6

Fidelity Title 11-05969

This Document Prepared By:

Tammy A. Geiss, Esq
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527

After Recording Return To:

Jadwiga Mastalerczyk
1727 N. Western Avenue, Unit 4
Chicago, IL 60647

FIDELITY NATIONAL TITLE

SPECIAL WARRANTY DEED

181

THIS INDENTURE made this 19 day of February, 2013, between U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificates for WMALT Series 2007-OA3 Trust, hereinafter ("Grantor"), and Jadwiga Mastalerczyk, whose mailing address is 4124 N. Major Ave Chicago, IL 60630-, (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 1727 N. Western Avenue, Unit 4 Chicago, IL 60647

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

S Y
P 6
S N
SC Y
INT Y

REAL ESTATE TRANSFER 02/21/2013



CHICAGO:	\$1,308.75
CTA:	\$523.50
TOTAL:	\$1,832.25

REAL ESTATE TRANSFER 02/21/2013



COOK	\$87.25
ILLINOIS:	\$174.50
TOTAL:	\$261.75

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Notary Acknowledgment

sk

STATE OF FLORIDA

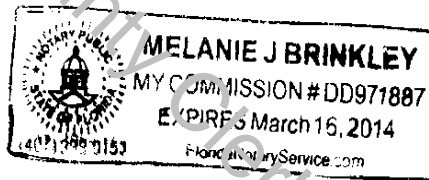
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 19, 2013, by Shannon Flanigan, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association as Trustee for WAMU Mortgage Pass Through Certificate WMALT Series 2007-OA3 Trust, on behalf of the corporation. He/she is personally known to me.

X *Melanie J. Brinkley*
Notary Public

(seal)

Printed Name: Melanie J. Brinkley



Property of Cook County Clerk's Office

UNOFFICIAL COPY

✱

Exhibit A
Legal Description

PARCEL 1:

UNIT 4, IN THE 1727 N. WESTERN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 28.00 FEET OF THE SOUTH 139.50 FEET OF A TRACT OF LAND CONSISTING OF LOTS 4, 5, 6, 7, 8, 9, 10 AND 11 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN BLOCK 3 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0701816071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:


THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0701816071.

Permanent Real Estate Index Number: 14-31-319-087-1004
(14-31-319-084; 14-31-319-003 U/P)

[Handwritten signature]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit BPermitted 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.

Property of Cook County Clerk's Office