

# UNOFFICIAL COPY



Doc#: 1307326044 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/14/2013 10:22 AM Pg: 1 of 3

SPECIAL WARRANTY DEED  
(CORPORATION TO  
INDIVIDUAL)  
ILLINOIS

MAIL TO:  
Kingsguard Properties, LLC  
910 W. Van Buren Street #180  
Chicago, IL 60607-

110297 322 9/6

THIS INDENTURE, made this 17<sup>th</sup> day of FEBRUARY 2013, between **Bank of America National Association as successor by merger to LaSalle Bank National Association, as Trustee under the Trust Agreement for the Structured Asset Investment Loan Trust Series 2004-BNC2** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Kingsguard Properties, LLC** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all interest in the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**See Attached Exhibit A**

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD, ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, EFFEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Together with all and singular the hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the 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 HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

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): 19-27-311-037-0000  
PROPERTY ADDRESS(ES): 7700 S. Knox Avenue, Chicago, IL 60652

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SC  
INT

AIGF, INC.

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IN WITNESS WHEREOF, said party of the first part has caused by its VPLO and NOLT, the day and year first above written.

PLACE CORPORATE SEAL HERE

Bank of America National Association as successor by merger to LaSalle Bank National Association, as Trustee under the Trust Agreement for the Structured Asset Investment Loan Trust Series 2004-BNC2, by Wells Fargo Bank, N.A., as Attorney in Fact

REAL ESTATE TRANSFER	02/27/2013
CHICAGO:	\$555.00
STA:	\$222.00
TOTAL:	\$777.00
19-27-311-037-0000   20130201604092   TFBYJ	

[Signature]  
By: MICHAEL C. SCHEFFERT  
Vice President Loan Documentation

REAL ESTATE TRANSFER	02/27/2013
COOK:	\$37.00
ILLINOIS:	\$74.00
TOTAL:	\$111.00
19-27-311-037-0000   20130201604092   UX1SVJ	

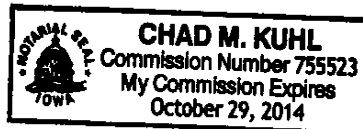
[Signature]  
Attest: JANENE K. BRENNAN  
Vice President Loan Documentation

County of Dallas )  
State of Iowa )

On this 13<sup>th</sup> day of February, A.D., 20 13, before me, a Notary Public in and for said county, personally appeared Michael C Scheffert, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLO (title) of said Wells Fargo Bank, N.A as Attorney in Fact for Bank of America National Association as successor by merger to LaSalle Bank National Association, as Trustee under the Trust Agreement for the Structured Asset Investment Loan Trust Series 2004-BNC2, by authority of its board of (directors or trustees) and the said(officer's name) Michael C Scheffert acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)  
Notary Public

(Stamp or Seal)



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## EXHIBIT A

LOT 1 AND THE NORTH 4 FEET 8 INCHES OF LOT 2 IN BLOCK 10, IN FRANK A. MULHOLLAND'S 79TH STREET CICERO AND CRAWFORD AVENUE DEVELOPMENT, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1976 AS DOCUMENT 10079413, IN COOK COUNTY, ILLINOIS.

PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Kingsguard Properties, LLC  
910 W. Van Buren Street #180  
Chicago, IL 60607

COMMONLY KNOWN AS: 7700 S. Knox Avenue, Chicago, IL 60652

Prepared By:

CODILIS + ASSOC.

15W030 N. Frontage Rd

Burr Ridge IL 60522