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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1310239006 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/12/2013 08:49 AM Pg: 1 of 3

First American Title
2409693
(1 of 1)

Preparer File: 10-016
FATIC No.: LS#12-0149425

THE GRANTOR(S), The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-23CB Mortgage Pass-Through Certificates, Series 2007-23CB, of the City of Chandler, County of Maricopa, State of AZ for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Kathryn Bringman Baxter and Justin B Baxter, of 3025 W. Lyndale St #1 Chicago, IL 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**husband and wife*
See Exhibit "A" attached hereto and made a part hereof as Tenants By the Entirety

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2013 and subsequent years

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

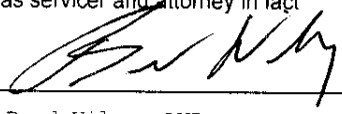
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-36-111-022-1002

Address(es) of Real Estate: 2859 W Palmer Street Apt 1E
Chicago, IL 60647

Dated this 28 day of January, 2013

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-23CB Mortgage Pass-Through Certificates, Series 2007-23CB
By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact


By: Brad Wiley, AVP
Its:



First American
Title Insurance Company

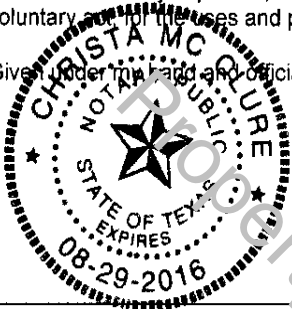
Special Warranty Deed - Partnership

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Texas
STATE OF ~~ILLINOIS~~, COUNTY OF Collin SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT By Brad Wiley, personally known to me to be the Its: AVP of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-23CB Mortgage Pass-Through Certificates, Series 2007-23CB, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 28 day of January, 2013



Christa McClure
Notary Public ~~Angela B. Dayford~~
Christa McClure

Prepared by:
Dordek Rosenberg & Associates
8424 Skokie Blvd Suite 200
Skokie, IL 60077

Mail to:
~~Hope Cedes~~ Jodi PACER
~~818 S. Kenilworth~~ 824 S. Swille
~~Oak Park, IL 60304~~ OAK PARK IL 60304

Name and Address of Taxpayer:
Kathryn Bringman Baxter and Justin B. Baxter
2859 W Palmer Street Apt 1E
Chicago, IL 60647

REAL ESTATE TRANSFER		04/10/2013
	CHICAGO:	\$1,717.50
	CTA:	\$687.00
	TOTAL:	\$2,404.50

13-36-111-022-1002 | 20130101604094 | JLNMR

REAL ESTATE TRANSFER		04/10/2013
	COOK	\$114.50
	ILLINOIS:	\$229.00
	TOTAL:	\$343.50

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Exhibit "A" – Legal Description

The land referred to herein below is situated in the County of Cook, State of Illinois and is described as follows:

PARCEL 1:

UNIT NUMBER 2859-1 IN THE 2859 WEST PALMER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND LOT 5 (EXCEPT THE EAST 13.25 FEET THEREOF) AND LOT 6 (EXCEPT THE WEST 20 FEET THEREOF) IN BLOCK 2 IN THE TOWN OF SCHLESWIG IN THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020486329, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P8 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020486329.

Property of Cook County Clerk's Office



First American
Title Insurance Company

Special Warranty Deed - Partnership