

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY

2412170  
20fa



Doc#: 1311433019 Fee: \$64.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/24/2013 09:16 AM Pg: 1 of 3

Preparer File: 10-0121  
FATIC No.: LS#12-0154920

THE GRANTOR(S), Bank of America, N.A., 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 LE PJAN Drafting Services, Inc., of 3007 N Nashville Ave Chicago, IL 60639 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:

**See Exhibit "A" attached hereto and made a part hereof**

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 against 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): 16-16-219-006-0000

Address(es) of Real Estate: 4935 West Gladys Avenue  
Chicago, IL 60644

Dated this 8 day of MARCH, 20 13

Bank of America, N.A.

By: LIZETH GARCIA, ASST VICE PRESIDENT  
Its:

S N  
P 3  
S N  
SC Y  
INT TS

REAL ESTATE TRANSFER		04/08/2013
	CHICAGO:	\$7.50
	CTA:	\$3.00
	TOTAL:	\$10.50

16-16-219-006-0000 | 20130201605613 | UXH63S

REAL ESTATE TRANSFER		04/08/2013
	COOK	\$0.50
	ILLINOIS:	\$1.00
	TOTAL:	\$1.50

16-16-219-006-0000 | 20130201605613 | X0BXP6



First American  
Title Insurance Company

Special Warranty Deed - Partnership

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STATE OF TEXAS, COUNTY OF COLLIN SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT By: LIZETH GARCIA, personally known to me to be the Its: AVP of Bank of America, N.A., 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 8 day of MARCH, 2013.



[Signature]  
Notary Public ANGELA S DANFORD

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

Mail to:  
Anthony Panzica  
2510 W Irving Park Rd  
Chicago, IL 60618

Name and Address of Taxpayer:  
Lerjan Drafting Services, Inc.  
~~4936 West Gladys Avenue~~  
Chicago, IL 60644

3343 W. Potomac  
Chicago IL 60651

Property of Cook County Clerk's Office



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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:  
LOT 16 IN HARRISON BROTHERS SUBDIVISION OF LOT 22 IN SCHOOL TRUSTEES SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

