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1313504077

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1313504077 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2013 01:45 PM Pg: 1 of 3

First American Title

Order # 2424695

Preparer File: 10-0260
FATIC No.: LS#12-0159900

THE GRANTOR(S), The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OC7 Mortgage Pass-Through Certificates, Series 2006-OC7, 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 Kaushik S Bhatt, of 6228 Denwood Dr Rockford, IL 61114 of the County of Winnebago, 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): 06-13-300-012-1007

Address(es) of Real Estate: 601 Garden Circle, Unit #7
Streamwood, IL 60107

Dated this 12 day of MARCH, 20 13

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OC7, Mortgage Pass-Through Certificates, Series 2006-OC7
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: KERRI STEPHEN
Its: AVP

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S N
SCY
INTAB

REAL ESTATE TRANSFER		05/03/2013
	COOK	\$28.50
	ILLINOIS:	\$57.00
	TOTAL:	\$85.50

06-13-300-012-1007 | 20130301600457 | CYWYZL



First American
Title Insurance Company

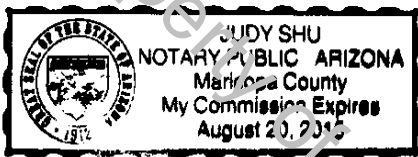
Special Warranty Deed - Partnership

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STATE OF ARIZONA, COUNTY OF MARICOPA SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT By: KERRI STEPHEN, personally known to me to be the Its: AVO-Pof 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 for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OC7, Mortgage Pass-Through Certificates, Series 2006-OC7, 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 12 day of MARCH, 2013

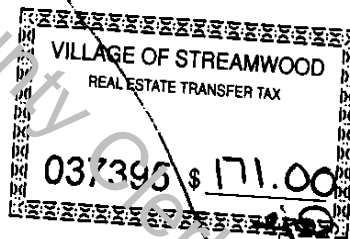


[Handwritten Signature]
Notary Public JUDY SHU

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

Mail to:
Dean Galanopoulos
340 W. Butterfield Road, Suite 1A
Elmhurst, IL 60126

13-195
Name and Address of Taxpayer:
Kaushik S Bhatt
~~604 Garden Circle, Unit #7~~ **6228 DENWOOD DR.**
~~Streamwood, IL 60107~~ **ROCKFORD, IL 61114**



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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 601-7 IN BROOKSIDE CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LADD'S GARDEN Quarter STREAMWOOD, BEING A SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1974 AS DOCUMENT NUMBER 22648184 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22848901, AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SUCH CONDOMINIUM DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALSO TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 601-G7 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 13, 1974 AS DOCUMENT NUMBER 22628184, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

