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Doc#: 1315110035 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2013 12:15 PM Pg: 1 of 4

Doc#: 1315044115 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2013 04:39 PM Pg: 1 of 3

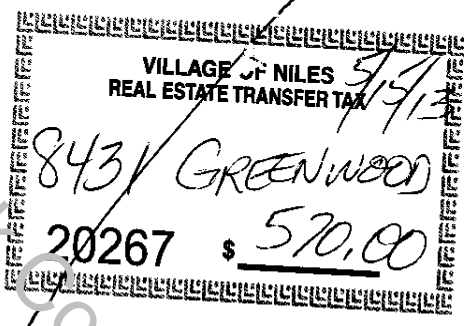
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000001782	REAL ESTATE TRANSFER TAX
	MAY .30.13		00095.00
	REVENUE STAMP		FP 103042
STATE TAX	STATE OF ILLINOIS	# 000001925	REAL ESTATE TRANSFER TAX
	MAY .30.13		00190.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037

After Recording Return to:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 561794

Name & Address of Taxpayer:
JOHN HANNA AND STEVEN HANNA
926 KEYSTONE
NORTH BROOK, IL 60062

This document prepared by:
ERIC FELDMAN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 09-23-103-092-000



* POA RECORDED 5/23/2013
INSTRUMENT # 1314357111

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 9th day of May, 2013, by and between
* THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWBMS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-23,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-23, of 8431 NORTH GREENWOOD
AVENUE, NILES, IL 60714 hereinafter referred to as Grantor(s) and JOHN HANNA AND STEVEN
HANNA, of 926 KEYSTONE, NORTH BROOK, IL 60062, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED NINETY
THOUSAND AND 00/100 (\$190,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby
acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these
presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate
located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: _____, Recorded: _____

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto
the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

The warranties passing to the grantee(s) hereunder are limited solely to those matters arising from acts of the
Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's
ownership of the subject real estate.

* This document is being re-recorded to add the legal description.

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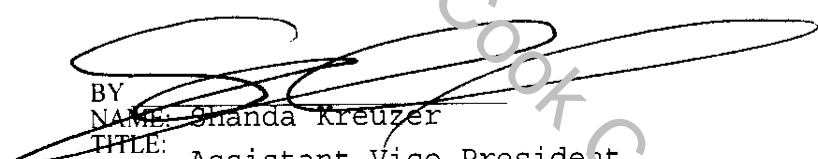
The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

Assessor's parcel No. 09-23-103-092-000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 9th day of May, 2013.

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWBMS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-23, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-23.

By, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact

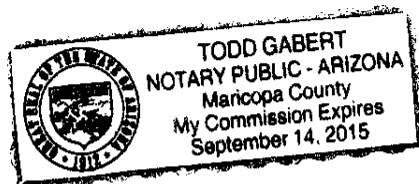

BY
NAME: Shanda Kreuzer
TITLE: Assistant Vice President

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shanda Kreuzer on behalf of Bank of America N.A is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 9th day of May, 2013

Todd Gabert
Notary Public
My Commission expires 9/14/15



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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

ERIC FELDMAN, Esq.
8940 Main Street
Clarence, NY 14031

Property of Cook County Clerk's Office

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LOT 1 IN MIROSINSKI'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1974 AS DOCUMENT NUMBER 22834334, IN COOK COUNTY, ILLINOIS. P.I.N. 09-23-103-092-0000 Commonly known as 8431 NORTH GREENWOOD AVENUE, NILES, IL 60714.

Property of Cook County Clerk's Office