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Doc#: 1315618126 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2013 03:52 PM Pg: 1 of 3

This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

**Return to and mail tax
statements to:**
Mateusz Bujak
6559 W George St #315
Chicago, IL 60634

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 29th day of May, 2013,
THE BANK OF NEW YORK MELLON CORPORATION F/K/A THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATE HOLDERS COWALT, INC. ALTERNATIVE LOAN TRUST
2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB, whose address is
400 National Way, Simi Valley, CA, 93065, hereinafter called GRANTOR, grants to MATEUSZ
BUJAK, whose address is 6559 W George St #315, Chicago, IL 60634, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns
of corporations.

GRANTOR, for and in consideration of the sum of \$121,200.00 and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys
and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN#: 13-30-228-021-1033 (UNDERLYING PINS: 13-30-227-014; 13-30-228-012; 13-30-228-013;
13-30-225-014)

Commonly known as: 6559 W George St #315, Chicago, IL 60634

The Grantee(s) or purchasers(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.

Seller to convey the title by special warranty deed without any other covenants of the title
or the equivalent for the state the property is located. Seller makes no representations or
warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or
otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

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To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

THE BANK OF NEW YORK MELLON CORPORATION F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB
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: *Tanna Weber*

Its: Tanna Weber AVP

STATE OF AZ

COUNTY OF Maricopa

REAL ESTATE TRANSFER 06/05/2013



CHICAGO: \$911.25
CTA: \$364.50
TOTAL: \$1,275.75

13-30-228-021-1033 | 20130501609012 | 7N74S5

REAL ESTATE TRANSFER 06/05/2013

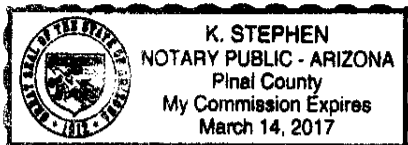


COOK \$60.75
ILLINOIS: \$121.50
TOTAL: \$182.25

13-30-228-021-1033 | 20130501609012 | 48TJJ2

The foregoing instrument was hereby acknowledged before me this 29 day of May, 2013, by Tanna Weber, Its: AVP

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 For: THE BANK OF NEW YORK MELLON CORPORATION F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB, who is personally known to me or who has produced d1, as identification, and who signed this instrument willingly.



K Stephen
Notary Public K Stephen

My commission expires: 3/14/2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

PARCEL A:
UNIT 315, IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
THE NORTH 330.00 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE WEST 26.75 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 396.0 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED COMBINED PARCELS:

PARCEL "1"
LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THRID PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS

PARCEL "2"
THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET. AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF THE ADJOINING LOTS 118, 131, 132, AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DELCARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTERST IN THE COMMON ELEMENTS.

PARCEL B:
THE EXCLUSIVE RIGHT TO THE PARKING SPACE P-101 AND STORAGE SPACE S- 101, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORED AS DOCUMENT 0613532105.

PERMANENT INDEX NO:13-30-228-021-1033(UNDERLYING PINS:13-30-227-014;13-30-228-012; 13-30-228-013;13-30-225-014)