

# UNOFFICIAL COPY



Doc#: 1316945069 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/18/2013 02:57 PM Pg: 1 of 4

After Recording Return to:  
MORTGAGE CONNECT  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 563256

Name & Address of Taxpayer:  
DERA C. CAIL  
3553 WEST DOUGLAS BOULEVARD, APT 1FL  
CHICAGO, IL 60623

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

Tax ID No.: 16-09-217-019-0000

5-63256  
SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 24 day of April 2013, by and between BANK OF AMERICA, N.A., of 2375 Glenville Dr. Richardson Texas 75082 hereinafter referred to as Grantor(s) and DERA C. CAIL, of 3553 WEST DOUGLAS BOULEVARD, APT 1FL, CHICAGO, IL 60623, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of EIGHTEEN THOUSAND AND 00/100 (\$18,000.00) 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: DOCUMENT NUMBER 1307701141, Recorded: 03/18/2013

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.

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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. 16-09-217-019-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 24 day of April, 2013.

BANK OF AMERICA, N.A.

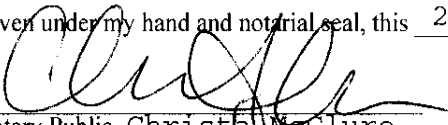
BY: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP. f/k/a COUNTRY WIDE HOME LOAN SERVICING, L.P., SERVICER AND ATTORNEY IN FACT

NAME: Maria Lugo, AVP  
TITLE:

STATE OF Texas  
COUNTY OF Collin

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Maria Lugo, AVP on behalf of BANA 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 24 day of April, 2013

  
Notary Public Christa McClure 08/29/2016  
My Commission expires



City of Chicago  
Dept. of Finance  
**646286**




Real Estate  
Transfer  
Stamp  
**\$189.00**

6/18/2013 12:27  
dr00155

Batch 6,556,821

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



**JUN. 18. 13**


**REVENUE STAMP**

# 000015116

<b>REAL ESTATE TRANSFER TAX</b>
00009.00
<b>FP 103042</b>

STATE TAX

**STATE OF ILLINOIS**



**JUN. 18. 13**

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000015264

<b>REAL ESTATE TRANSFER TAX</b>
00018.00
<b>FP 103037</b>

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

Name & Address of Preparer:

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

Property of Cook County Clerk's Office

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EXHIBIT A  
LEGAL DESCRIPTION

THE NORTH 20 FEET OF LOT 24 AND THE SOUTH 10 FEET OF LOT 25 IN BLOCK 1 IN WALLER'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID: 16-09-217-019-0000

PROPERTY COMMONLY KNOWN AS: 507 NORTH LEAMINGTON AVENUE, CHICAGO, IL 60644

Property of Cook County Clerk's Office