

# UNOFFICIAL COPY



Doc#: 1320535129 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/24/2013 10:00 AM Pg: 1 of 6

FIRST AMERICAN TITLE  
FILE # 2373989

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

5655 N. Spaulding Ave., Unit #2W
Chicago, IL 60659
<u>Alen Music</u>

## SPECIAL WARRANTY DEED<sup>®</sup>

THIS INDENTURE made this 5 day of JUNE, 2013, between **Wells Fargo Bank, N.A.**, as **Trustee for Wamu Mortgage Pass through Certificates Series 2005-PR2 Trust**, hereinafter ("Grantor"), and **Alen Music**, whose mailing address is 8322 N. Ozanam Ave., Niles, IL 60714 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to its heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **5655 N. Spaulding Ave., Unit #2W, Chicago, IL 60659**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

S Y  
P 6  
S N  
SC Y  
INT AB

REAL ESTATE TRANSFER	07/08/2013
CHICAGO:	\$472.50
CTA:	\$189.00
TOTAL:	\$661.50

REAL ESTATE TRANSFER	07/08/2013
COOK:	\$31.50
ILLINOIS:	\$63.00
TOTAL:	\$94.50

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.



Property of Cook County Clerk's Office



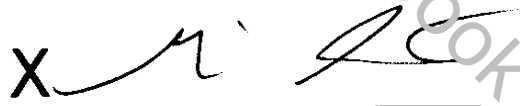
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## Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 5, 2013, by Christina E. Aviles, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, NA as Trustee for Wamu Mortgage Pass through Certificates Series 2005-PR2 Trust on behalf of the corporation. He/she is personally known to me.

*X* 

Notary Public

**Kandie Nicole George**

Printed Name: \_\_\_\_\_



(seal)

CA

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## Exhibit A Legal Description

UNIT 5655-2W IN THE 5649-5659 NORTH SPAULDING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 22 AND 23, IN BLOCK 56 IN W.F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF THE SANITARY DISTRICT OF CHICAGO, (EXCEPT THE STREETS HERETOFORE DEDICATED), IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 0501919120, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 13-02-432-030-1017 ✓

(D)

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## **Exhibit B** **Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.



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