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Doc#: 1320619121 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2013 03:48 PM Pg: 1 of 5

After Recording Return to:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 565215

Name & Address of Taxpayer:
SHERRIE L. ANDERSON
18600 VILLAGE DRIVE UNIT 305
HAZEL CREST, IL 60429

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

Tax ID No.: 31-02-200-026-1029 AND 31-02-200-026-107

* POA RECORDED 7/24/2013 DOC # 1320557605

SPECIAL WARRANTY DEED

* THIS INDENTURE made and entered into on this 13 day of May, 2013, by and between THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J4, of 400 NATIONAL WAY MAIL STOP CA6-919-01-09, SIMI VALLEY, CA 93065 hereinafter referred to as Grantor(s) and SHERRIE L. ANDERSON, of 18600 VILLAGE DRIVE UNIT 305, HAZEL CREST, IL 60429, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of FORTY-NINE THOUSAND NINE HUNDRED AND 00/100 (\$49,900.00) 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: 1236344061, Recorded: 12/28/2012

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

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Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

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. 31-02-200-026-1029 AND 31-02-200-026-1077

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 13 day of May, 2013.

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J4

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

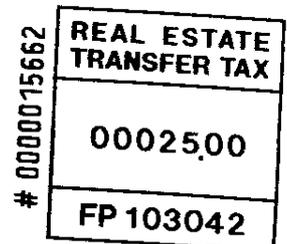
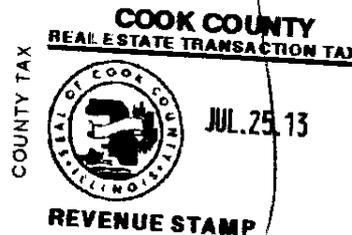
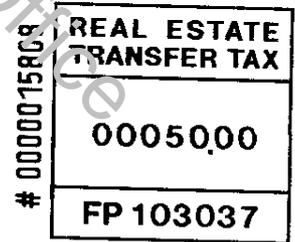
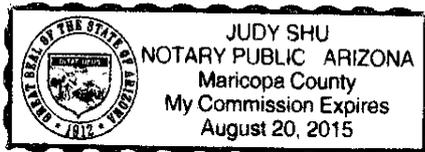
NAME: Todd Gabert
TITLE: AVP

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 Todd Gabert, AVP on behalf of Bank of America NA 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 13 day of May, 2013

Judy Shu
Notary Public, Judy Shu
My Commission expires 8-20-15



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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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EXHIBIT A LEGAL DESCRIPTION

UNIT 305 AND PS 305 AS DELINEATED ON SURVEY ON THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF LOT 6 IN VILLAGE WEST CLUSTER 2, AS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 16, 1973 AS DOCUMENT NUMBER 2675667 AND AS CORRECTED BY THE SURVEYORS AFFIDAVIT REGISTERED ON SEPTEMBER 5, 1973 AS DOCUMENT NUMBER 2714941, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF VILLAGE DRIVE AS DEDICATED NOVEMBER 21, 1972 PER DOCUMENT NUMBER 2661525, THENCE SOUTHERLY ALONG A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 550 FEET FOR AN ARCH DISTANCE OF 235.14 FEET; SAID CURVE BEING ALONG THE WESTERLY RIGHT OF WAY OF SAID VILLAGE DRIVE AND HAVING A CHORD 281.96 FEET, WHICH BEARS SOUTH 02 DEGREES 00 MINUTES 10 SECONDS EAST; THENCE SOUTH 12 DEGREES 50 MINUTES 58 SECONDS WEST 100 FEET CONTINUING ALONG SAID VILLAGE DRIVE WESTERLY RIGHT OF WAY TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONVEX TO THE WEST HAVING RADIUS OF 650 FEET FOR AN ARC DISTANCE OF 221.55 FEET; THENCE SOUTH 06 DEGREES 40 MINUTES 48 SECONDS EAST 60.17 FEET, ALL ALONG SAID VILLAGE DRIVE WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 06 DEGREES 40 MINUTES 48 SECONDS EAST 117.25 FEET ALONG THE WESTERLY RIGHT OF WAY OF SAID VILLAGE DRIVE; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 129.24 FEET; THENCE NORTH 19 DEGREES 57 MINUTES 55 SECONDS EAST 29.55 FEET; THENCE NORTH 70 DEGREES 02 MINUTES 05 SECONDS WEST 373.61 FEET; THENCE NORTH 19 DEGREES 57 MINUTES 55 SECONDS EAST 31.72 FEET; THENCE SOUTH 70 DEGREES 02 MINUTES 95 SECONDS EAST 264.05 FEET; THENCE SOUTH 19 DEGREES 57 MINUTES 55 SECONDS WEST, 123.07 FEET; THENCE NORTH 83 DEGREES 42 MINUTES 02 SECONDS EAST 134.19 FEET; TO THE POINT OF BEGINNING CONTAINING 1.6728 ACRES MORE OR LESS ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP EXECUTED BY BEVERLY TRUST COMPANY, AN ILLINOIS CORPORATION AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1990 AND KNOWN AS TRUST 74-2074, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 9261675, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL ID: 31-02-200-026-1029 AND 31-02-200-026-1077

PROPERTY COMMONLY KNOWN AS: 18600 VILLAGE DRIVE, HAZEL CREST, IL 60429

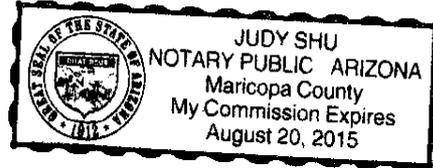
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5-13, 20 13

Signature: _____
Grantor or Agent Todd Gabert, AVP



Subscribed and sworn to before me

By the said Todd Gabert, AVP
This 13 day of May, 20 13
Notary Public _____
Judy Shu

The grantee or her/his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/13, 20 13

Signature: _____
Grantee or Agent [Signature]

Subscribed and sworn to before me

By the said [Signature]
This 13 day of May, 20 13
Notary Public _____
[Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

