



FNT-51007294

Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(Corporation to Individual)

Doc#: 1322426105 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2013 03:02 PM Pg: 1 of 3

THIS INDENTURE, made this 27th day of JULY, 2013, Between THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2007-OA10, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA10, duly authorized to transact business in the State of ILLINOIS, party of the first part, FRED F. GRACA AND MARY A GRACA party of the second part, (GRANTEE'S ADDRESS) 78 LAKE POINTE DRIVE, MULBERRY, FL 33860,

* HUSBAND and wife as tenants by the entirety.


WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION



Permanent Real Estate Index Number(s): 17-07-423-020-4082
Address(es) of Real Estate: 100 NORTH MERMITAGE AVENUE UNIT 301, CHICAGO, ILLINOIS 60612

Together with all the singular and hereditaments and appurtenances thereon or belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND.

REAL ESTATE TRANSFER		07/26/2013
	CHICAGO:	\$1,050.00
	CTA:	\$420.00
	TOTAL:	\$1,470.00

17-07-423-020-4082 | 20130701605998 | SWYDZ3

REAL ESTATE TRANSFER		07/26/2013
	COOK:	\$70.00
	ILLINOIS:	\$140.00
	TOTAL:	\$210.00

17-07-423-020-4082 | 20130701605998 | ABCKHZ

~~CHICAGO~~ NATIONAL TITLE 51007294

BOX 15

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UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its **DOC. CONTROL OFFICER** the day and year first above written.

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2007-OA10, MORTGAGE PASS-THROUGH CERTIFICATES SEREIS 2007-OA10
BY: SELECT PORTFOLIO SERVICING, INC.

F/K/A FAIRBANKS CAPITAL CORP,
AS ATTORNEY-IN-FACT

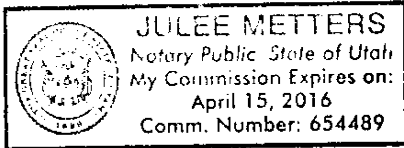
By Mike Sanders 7/24/13
Mike Sanders, Doc. Control Officer



STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of JULY, 2013.



Julie Metters (Notary Public)

Prepared By: Renee Meltzer Kalman
20 N. Clark St. Suite 2450
Chicago, Illinois 60602

Mail To:
FRED F. GRACA AND MARY A GRACA
78 LAKE POINTE DRIVE
MULBERRY, FL 33860

Name & Address of Taxpayer:
FRED F. GRACA AND MARY A GRACA
78 LAKE POINTE DRIVE
MULBERRY, FL 33860

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

6767 N. MILWAUKEE AVE, SUITE 208, NILES, ILLINOIS 60714

PHONE: (847) 588-0300

FAX: (847) 588-1744

ORDER NUMBER: 2011 051007294 UCH
STREET ADDRESS: 100 N. HERMITAGE AVE #801

CITY: CHICAGO
TAX NUMBER: 17-07-423-020-4082

COUNTY: COOK

LEGAL DESCRIPTION:

PARCEL 1: UNIT 801 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED AS OF DECEMBER 27, 2004 BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LANDLORD, AND WHP TOWER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TENANT, RECORDED DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436519125, DEMISING AND LEASING FOR A TERM OF 99 YEARS EXPIRING ON DECEMBER 27, 2103, THE FOLLOWING DESCRIBED PREMISES, AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

LOT 2 IN MAYPOLE RESUBDIVISION, BEING A RESUBDIVISION AND CONSOLIDATION IN BLOCKS 2 AND 3 IN PAGE AND WOOD'S SUBDIVISION OF BLOCKS 50, 63 AND 64, AND IN THE SUBDIVISION OF LOTS 5 AND 6 IN SAID BLOCK 3 IN PAGE AND WOOD'S SUBDIVISION, INCLUDING THE EAST-WEST VACATED ALLEYS AND VACATED WEST MAYPOLE AVENUE, IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 7, 2002 AS DOCUMENT NO. 0021230668 IN WESTHAVEN PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0611532059, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P217 AND STORAGE SPACE NO. S232, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.