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Doc#: 1323819081 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2013 12:37 PM Pg: 1 of 4

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 565204



Mail Tax Statements To: 16 Sawyer Avenue, LaGrange, IL 60525

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
18-04-221-030-0000

SPECIAL/LIMITED WARRANTY DEED

BANK OF AMERICA, N.A., hereinafter grantor, of whose tax-mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, for \$275,000.00 (Two Hundred Seventy Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Scott B Thesen**, hereinafter grantee, whose tax mailing address is **16 Sawyer Avenue, LaGrange, IL 60525**, the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 1 IN HALL'S RESUBDIVISION OF LOTS 7, 8, 9 AND 10 IN BLOCK 5 IN IRA BROWN'S ADDITION TO LAGRANGE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1988 AS DOCUMENT 88394654 IN COOK COUNTY, ILLINOIS. P.I.N. 18-04-221-030-0000 Commonly known as 16 Sawyer Avenue, LaGrange, IL 60525

REAL ESTATE TRANSFER		08/26/2013
	COOK	\$137.50
	ILLINOIS:	\$275.00
	TOTAL:	\$412.50

18-04-221-030-0000 | 20130801606029 | QJZZEA

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1308431088** Recorded on 3/25/2013

Property of Cook County Clerk's Office

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Executed by the undersigned on July 22, 2013:

BANK OF AMERICA, N.A.

By: Lupe Zapata

Its: AVP

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on July 22, 2013 by Lupe Zapata its AVP on behalf of **BANK OF AMERICA, N.A.** who is personally known to me or has produced DYAZ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Tanna Weber
Notary Public Tanna Weber

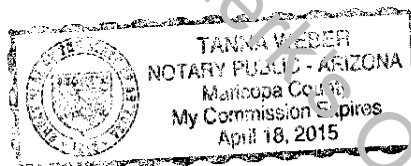
**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative



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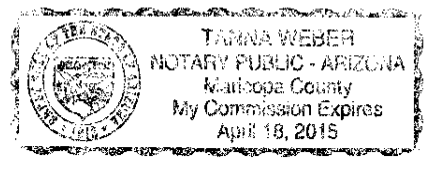
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 July 22, _____, 2013

[Signature]
Signature of Grantor or Agent Lupe Zapata, AVP

Subscribed and sworn to before
Me by the said Lupe Zapata, AVP
this 22 day of JULY,
2013.



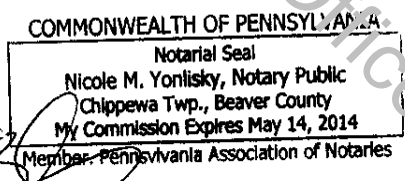
NOTARY PUBLIC [Signature]
Tanna Weber

The Grantee or 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date July 22 _____, 2013

[Signature] Agent
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Ram Hutton
This 22 day of July,
2013.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)