

UNOFFICIAL COPY



Doc#: 1325519098 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2013 04:05 PM Pg: 1 of 3

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. 576194


Mail Tax Statements To: **George Petroni and Leonila E Villacorta-Petroni:**
4706 N Leavitt Chicago, IL 60625

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-21-226-020-0000


SPECIAL/LIMITED WARRANTY DEED
** POA Recorded on 07-24-2013 inst # 1320557605*

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWAIT, INC., ALTERNATIVE LOAN TRUST 2006-OC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC2, hereinafter grantor, of whose tax-mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, for \$201,000.00 (Two Hundred One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **George Petroni and Leonila E. Villacorta-Petroni**, hereinafter grantees, whose tax mailing address is 4706 N Leavitt Chicago, IL 60625, the following real property:

The East 62 feet of Lot 49 (except the East 31 feet thereof) in Koester and Zander's West Irving Park Subdivision in the North 1/2 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. P.I.N. 13-21-226-020-000 Commonly known as 4952 West Patterson Avenue, Chicago, IL 60641

REAL ESTATE TRANSFER	09/12/2013
 CHICAGO:	\$1,507.50
CTA:	\$603.00
TOTAL:	\$2,110.50

13-21-226-020-0000 | 20130801604713 | 2VE2CK

REAL ESTATE TRANSFER	09/12/2013
 COOK	\$100.50
ILLINOIS:	\$201.00
TOTAL:	\$301.50

13-21-226-020-0000 | 20130801604713 | YVP5L7

UNOFFICIAL COPY

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 grantees forever.

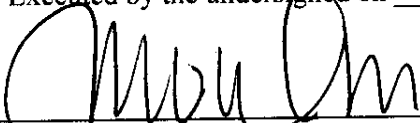
Prior instrument reference: **1301134043**, recorded **01/11/2013**

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.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on July 25, 2013:



THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC2

BY, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, servicer and Attorney in Fact

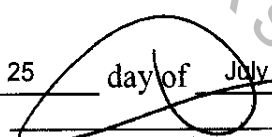
NAME: Judy Shu
TITLE: Assistant Vice President

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 Judy Shu, Assistant Vice President a duly authorized officer of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, servicer and Attorney in Fact, for the Grantor, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC2**, who 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/hers/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 25 day of July, 2013


Notary Public Todd Gabert 9/14/15

**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

