

# UNOFFICIAL COPY



**This Instrument Prepared by:**  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Doc#:** 1325529006 **Fee:** \$40.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/12/2013 10:35 AM Pg: 1 of 2

**Return to and mail tax statements to:**

Travis England <sup>PO Box 21239</sup>  
6521 S. Marshfield Ave.  
Chicago, IL 60636  
21

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 30th day of July, 2013, by and between, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWAPS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24, whose address is 400 NATIONAL WAY SIMI VALLEY, CA 93065, hereinafter called GRANTOR, grants to TRAVIS ENGLAND, a (single) man, whose address is 6521 S Marshfield Ave., PO Box 21239, Chicago, IL 60636, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$9,300.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAKE, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS THE NORTH 2 1/2 FEET OF LOT 40 IN BLOCK 33 IN DREXEL PARK, A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 20-19-223-007

Commonly known as: 6521 S Marshfield Ave., Chicago, IL 60636

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or

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warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

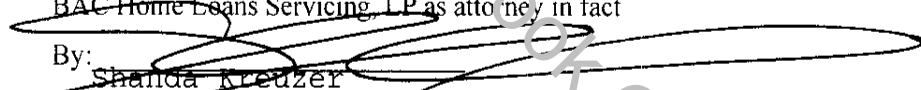
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

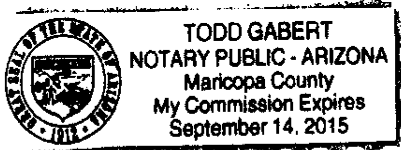
IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

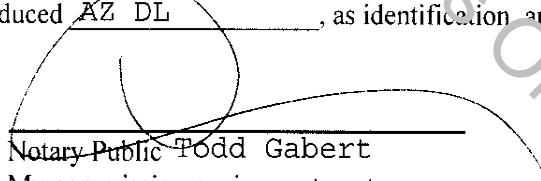
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24  
By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact

By:   
Shanda Kreuzer  
Its Assistant Vice President


STATE OF     AZ      
COUNTY OF Maricopa

The foregoing instrument was hereby acknowledged before me this 30 day of July, 2013, by Shanda Kreuzer, Its AVP By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact For: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24, who is personally known to me or who has produced AZ DL, as identification and who signed this instrument willingly.





  
Notary Public Todd Gabert  
My commission expires: 9/14/15

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER		09/11/2013
	CHICAGO:	\$71.25
	CTA:	\$28.50
	TOTAL:	\$99.75

20-19-223-007-0000 | 20130801604637 | 9Y8V7C

REAL ESTATE TRANSFER		09/11/2013
	COOK	\$4.75
	ILLINOIS:	\$9.50
	TOTAL:	\$14.25

20-19-223-007-0000 | 20130801604637 | M6HVLW