

UNOFFICIAL COPY



13282190320

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

Doc#: 1328219032 **Fee:** \$42.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2013 10:45 AM Pg: 1 of 3

Return to and mail tax statements to:
Rothchild and Klein II, LLC
4535 Shields
Brookfield, IL 60513

File #: 44981

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 28 day of August, 2013, by and between THE BANK OF NEW YORK MELLON, fka The Bank of New York as Trustee for The Certificateholders of The CWABS, Inc. Asset-Backed Certificates, Series 2006-23, whose address is 400 National Way, Simi Valley, CA 93065, hereinafter called GRANTOR, grants to ROTHCHILD AND KLEIN II, LLC, whose address is 4535 Shields, Brookfield, IL 60513, 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 \$15,111.00 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:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 32-30-205-019-0000

Commonly known as: 228 Arrowhead Street, Park Forest, IL 60466

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 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.

UNOFFICIAL COPY

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

And the Grantor hereby covenants with said GRANTEE 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 The CWABS, Inc. Asset-Backed Certificates Series 2006-23

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact

By: [Signature]

Its: William Owens, AVP

STATE OF Texas
COUNTY OF Collin

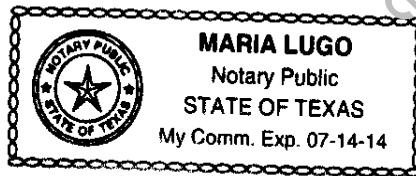
REAL ESTATE TRANSFER		10/09/2013
	COOK	\$7.75
	ILLINOIS:	\$15.50
	TOTAL:	\$23.25
32-30-205-019-0000 20130901601710 VWQTC2		

The foregoing instrument was hereby acknowledged before me this 28 day of August, 2013, by William Owens, Its: AVP of 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 The CWABS, Inc. Asset-Backed Certificates, Series 2006-23, who is personally known to me or who has produced n/a, as identification, and who signed this instrument willingly.

[Signature]
Notary Public Maria Lugo
My commission expires: July 14, 2014

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 TAX 80able00ots



UNOFFICIAL COPY

EXHIBIT "A"

LOT 30 IN BLOCK 4 IN VILLAGE OF PARK FOREST AREA 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

Parcel ID: 32-30-205-019-0000

Commonly known as: 228 Arrowhead Street, Park Forest, IL 60466

Property of Cook County Clerk's Office