

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY



Doc#: 1328229042 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2013 11:58 AM Pg: 1 of 4

FIRST AMERICAN TITLE  
ORDER # 2471035

Preparer File: 10-0463  
FATIC No.: 2471035 (LS#12-0163737)

THE GRANTOR(S), The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWMB, Inc., CHL Mortgage Pass-Through Trust 2006-HYB2, Mortgage Pass Through Certificates, Series HYB2, of the City of Richardson, County of Collin, State of TX for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Phyllis Johnson of 12632 S Page St Calumet Park, IL 60827 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2013 and subsequent years

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.



Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 25-30-420-033-0000 25-30-420-034-0000

Address(es) of Real Estate: 12632 South Page Street  
Calumet Park, IL 60827

[SEE SIGNATURE ON NEXT PAGE]

REAL ESTATE TRANSFER		10/08/2013
	COOK	\$9.50
	ILLINOIS:	\$19.00
	<b>TOTAL:</b>	<b>\$28.50</b>

25-30-420-033-0000 | 20130801608780 | 8DLWC1



First American  
Title Insurance Company

Special Warranty Deed - Partnership

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Dated this 4 day of SEPTEMBER, 20 13

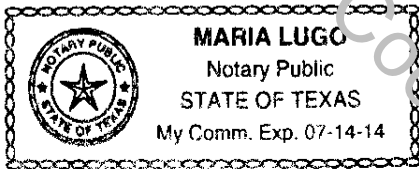
The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-HYB2, Mortgage Pass Through Certificates, Series HYB2  
By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as attorney-in-fact

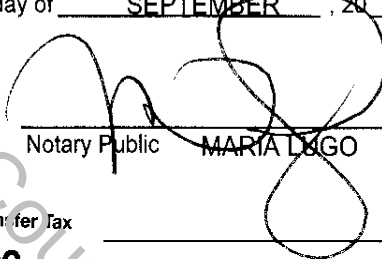
  
By: CHRISTA MCCLURE  
Its: ASST VICE PRESIDENT

STATE OF TEXAS, COUNTY OF COLLIN SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT By: CHRISTA MCCLURE, personally known to me to be the 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 CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-HYB2, Mortgage Pass Through Certificates, Series HYB2, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4 day of SEPTEMBER, 20 13



  
Notary Public MARIA LUGO

Prepared by:  
Dordek Rosenberg & Associates  
8424 Skokie Blvd, Suite 200  
Skokie, IL 60077



Real Estate Transfer Tax  
**\$50.00**

Mail to:  
Phyllis Johnson  
12632 S Page St  
Calumet Park, IL 60827

RONALD E. RAPHAEL  
134 N. LA SALLE # 1710  
CHICAGO, IL 60602

Name and Address of Taxpayer  
Phyllis Johnson  
12632 South Page Street  
Calumet Park, IL 60827



Real Estate Transfer Tax  
**\$20.00**



Real Estate Transfer Tax  
**\$25.00**



First American  
Title Insurance Company

Special Warranty Deed - Partnership

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## Exhibit "A" – Legal Description

The land referred to herein below is situated in the County of Cook, State of Illinois and is described as follows:  
LOTS 17 AND 18 IN BLOCK 12 IN BLUE ISLAND PARK ADDITION, SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



*First American  
Title Insurance Company*

Special Warranty Deed - Partnership

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*National Title Affidavit (REO) – BOA as Servicer  
Texas Execution*

## EXHIBIT A - LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Cook, State of Illinois and is described as follows:

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