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Doc#: 1329433117 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2013 01:40 PM Pg: 1 of 4

CT

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This Document Prepared By:

Segel Law Group
400 W. Dundee Road
Buffalo Grove, IL 60089

After Recording Return To:

Peak Five Properties LLC
1963 N. Sheffield Ave.
Chicago, IL 60614

QUIT CLAIM DEED

THIS INDENTURE made this 11th day of Septmeber, 2013, between **The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates, Series 2006-23CB**, hereinafter ("Grantor"), and **Peak Five Properties LLC**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **One Hundred Thousand, Two Hundred and Seventy Five Dollars (\$100,275.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantees, FOREVER, , the real property situated in the County of **COOK** and State of Illinois and more particularly described on Exhibit A and known as **104 North Pine Avenue, Unit #302, Arlington Heights, IL 60004**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

BOX 333-CT

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

Executed by the undersigned on 9/11, 2013 :

GRANTOR: **The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders CWAL, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates, Series 2006-23CB**

By: [Signature]
By Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP, Attorney-in-fact

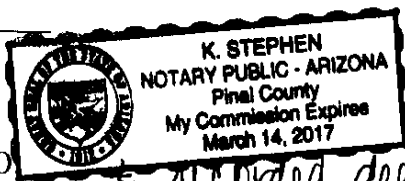
Name: Tanna Weber
Title: AVP

STATE OF AZ)
) SS
COUNTY OF Maricopa)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tanna Weber personally known to me to be the AVP of BANA, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such AVP signed and delivered the instrument as AVP free and voluntary act, and as the free and voluntary act and deed of said Tanna Weber, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of September, 2013

[Signature]
Commission expires 3/14 2017
Notary Public



SEND SUBSEQUENT TAX BILLS TO Peak Five Properties LLC 1963 N. Sheffield Ave. Chicago, IL 60614

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Exhibit A Legal Description

UNIT 302 IN PARKVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE LOTS 3 AND 4 IN BLOCK 3 IN GEORGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 89393826 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-29-336-010-1007

REAL ESTATE TRANSFER		10/01/2013
	COOK	\$50.25
	ILLINOIS:	\$100.50
	TOTAL:	\$150.75
03-29-336-010-1007 20130901605261 V283DR		

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office