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Doc#: 1329557004 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/22/2013 08:59 AM Pg: 1 of 4

Commitment Number: 3187111

This instrument prepared by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To: ServiceLink Hopewell Campus 4000 Industrial Boulevard Aliquippa PA 15001 (800) 439-5451

Mail Tax Statements To: MALGORZATA DZIET ZJC: 6526 W IRVING PARK ROAD #610, CHICAGO, IL 60634

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13-18-409-032-1050

SPECIAL WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERN ATIVE LOAN TRUST 2005-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1, whose mailing address is 2375 N GLENVILLE DRIVE, (MAIL CODE, TX 983-01-01), RICHARDSON, TX 75082, hereinafter grantor, for \$120,141.00 (One Hundred Twenty Thousand One Hundred Forty One Dollars and Zero Cents) in consideration paid, grants w.th covenants of special warranty to MALGORZATA DZIEDZIC, hereinafter grantee, whose tax mailing address is 6526 W IRVING PARK ROAD #610, CHICAGO, IL 60634, the following real property:

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: PARCEL 1: UNIT 610 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MERRIMAC SQUARE CONDOMINIUM II AS



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DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92718642, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 92607113, IN COOK COUNTY, ILLINOIS. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-50 AND STORAGE SPACE NO. S-50, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 92718642. Property Address is: 6526 W IRVING PARK ROAD UNIT 610, CHICAGO, IL 60634

Seller 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 lit'e of the property prior to the date the seller acquired title.

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 grantee forever.

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Prior instrument reference:		•	1	1

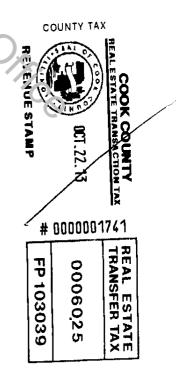
REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

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 Bayer.



FP 103044



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Executed by the undersigned on August 20 , 2013:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney in-Fact By: A 70A recorded 8/19/2013 12013610 for the service of the servi
Name: Judy Shru
Its:
STATE OF COUNTY OF MARICOPA The foregoing instrument was acknowledged before me on August 26, 2013 by Judy Shu its its on behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005- AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact who is personally known to me or has produced Az DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.
MUNICIPAL TRANSFER STAMP (If Required) COUNTY/ILLINOIS TRANSFEF, STAMP (If Required)
EXEMPT under provisions of Paragraph Section 31-45, Property Tax Code.
Date:
Buyer, Seller or Representative TODD GABERT NOTARY PUBLIC - ARIZONA Maricopa County My Commission Expires

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PLAT ACT AFFIDAVIT

State	of Hilinais PA SS.
at _2	The bank of Deboran Kiss , being duly sworn on oath, states that New York Mellon 1375 N Colenville Orive . That the attached deed is not in violation of 765 ILCS 205/1 for one following reasons: Rechardson TY 1508 >
1	Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2.	The division of subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3.	The divisions of lots or blucks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4.	The sale or exchange or parcels of land between owners of adjoining and contiguous land.
5.	The conveyance of parcels of land or interest therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or eateneries of access.
6.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7.	The conveyance of land for highway or other public purposes or or ants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8.	Conveyances made to correct descriptions in prior conveyances.
9.	The sale or exchange of parcels or tracts of land existing on the date of the amonatory Act into no more than two parts and not involving any new streets or easements of access.
10.	The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.
CIRC	CLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.
	ant further state that makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, is, to accept the attached deed for recording.
SUB	SCRIBED and SWORN to before me
this	COMMONWEALTH OF PENNSYLVANIA Notarial Seal Mary M. Goddard, Notary Public Hopewell Twp., Beaver County My Commission Expires Sept. 4, 2017 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES