

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



THE GRANTOR, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP

Doc#: 1330326139 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2013 04:02 PM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of AZ, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 26 day of SEPTEMBER, 2013, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

JDB Properties, LLC, 2130 W Rice, Chicago, IL 60622

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: "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"

PERMANENT REAL ESTATE NUMBER: 17-06-217-046-1702

ADDRESS OF REAL ESTATE 1314 North Wicker Park Avenue, Unit 2, Chicago, IL 60622

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary the day and year written above.

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP

FIRST AMERICAN

File # 2317013

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ASSISTANT Vice President, KERRI STEPHEN

~~Assistant Secretary~~ TODD GABERT AVP

Handwritten initials: S, P, B, S, N, T, Y, ID

STATE OF ARIZONA
COUNTY OF MARICOPA

I, TANNA WEBER, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY ~~AVP~~ CERTIFY that KERRI STEPHEN personally known to be ~~Vice President~~ of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and TODD GABERT personally known by me to be the AVP ~~Assistant Secretary~~ of said corporation, and personally known by me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation.

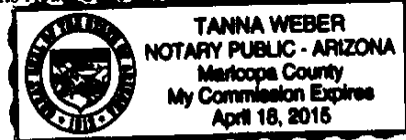
Given under my hand and official seal, this 26 day of SEPTEMBER, 2013

Commission expires APRIL 18, 20 15

NOTARY PUBLIC TANNA WEBER


This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

FIRST AMERICAN TITLE order # _____





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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER		10/14/2013
	CHICAGO:	\$375.00
	CTA:	\$150.00
	TOTAL:	\$525.00

17-06-217-046-1002 | 20130901604053 | GT6NPE

REAL ESTATE TRANSFER		10/14/2013
	COOK:	\$25.00
	ILLINOIS:	\$50.00
	TOTAL:	\$75.00

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1314-2 IN THE 1314 NORTH WICKER PARK CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 28 AND 29, IN BLOCK 1 IN PICKETT'S ADDITION TO CHICAGO, A
SUBDIVISION OF LOTS 3 AND 8 IN ASSESSOR'S SUBDIVISION OF PART OF THE
NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 27, THENCE SOUTH 48
DEGREES, 09 MINUTES, 24 SECONDS EAST, A DISTANCE OF 25 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING SOUTH 48 DEGREES 09 MINUTES 24 SECONDS EAST,
A DISTANCE OF 25 FEET; THENCE SOUTH 41 DEGREES 50 MINUTES 36 SECONDS WEST,
A DISTANCE OF 124.60 FEET, THENCE NORTH 48 DEGREES 08 MINUTES 59 SECONDS
WEST, A DISTANCE OF 25 FEET, THENCE NORTH 41 DEGREES 50 MINUTES 36 SECONDS
EAST, A DISTANCE OF 124.59 FEET, TO THE POINT OF
BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726115085; TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,
ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, AND STORAGE SPACE S-1
AND S-2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED
TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0726115085.

1314 North Wicker Park Avenue, Unit 2
Chicago, IL 60622

Mail to:

PAUL J. KULAS
2329 W. CHICAGO
CHICAGO IL 60622

Send Subsequent Tax Bills To:

JDB PROPERTIES LLC
2430 W. RICE #1
CHICAGO IL 60622