

# UNOFFICIAL COPY



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13-07544  
**SPECIAL WARRANTY DEED**

(Corporation to Individual)

Doc#: 1330955012 Fee: \$40.00  
RHSP Fee:\$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2013 09:20 AM Pg: 1 of 2

This Indenture made this day of \_\_\_

October 18, 2013 between

The Bank of New York Mellon fka The Bank of New York as Trustee for CWALT 2006-J3 ,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Isidro Magana,

party of the second part

(GRANTEE'S ADDRESS) 264 Magnolia Plaza, South Chicago Heights, IL 60411

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 1 in Block 19 in Percy Wilson's Arterial Hill in the Southeast Quarter of Section 17, Township 35 North, Range 14, East of the Third Principal Meridian according to the Plat thereof recorded October 19, 1926, as Document No. 9439482, in Cook County, Illinois.



Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 32-17-423-011-0000

Address of Real Estate: 196 Broadway Ave, Chicago Heights, IL 60411

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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.

REAL ESTATE TRANSFER		10/30/2013
	<b>COOK</b>	\$12.50
	<b>ILLINOIS:</b>	\$25.00
	<b>TOTAL:</b>	\$37.50

32-17-423-011-0000 | 20130901604362 | CZ996A

PREMIER TITLE

2

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SPECIAL WARRANTY DEED

The 18th of October, 2013

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Vice President, the day and year first above written.

Laurence Giantz - VP  
Bank of America  
Bank of America as attorney in fact for The Bank of New York Mellon fka The Bank of New York as Trustee for CWALT 2006-J3

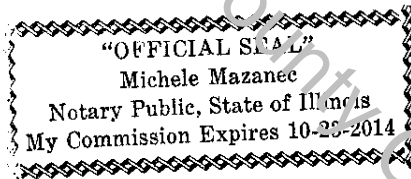
I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Laurence Giantz personally appeared before me and acknowledged himself/herself as the Vice President of, Bank of America as attorney in fact for The Bank of New York Mellon fka The Bank of New York as Trustee for CWALT 2006-J3 and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 18th day of October, 2013

My commission expires: 10-23-14

Signature: Michele Mazanec

IMPRESS SEAL HERE



Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Frieda Magana, 264 Magellan Ave, East Chicago, IL 60411

Send Tax Bills To: Same As Above

**PREMIER TITLE**  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100