

UNOFFICIAL COPY



Doc#: 1332557008 Fee: \$44.00
RHSP Fee:\$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2013 01:27 PM Pg: 1 of 4

Commitment Number: 3197820

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,
FNF's National Lender Platform
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **JACK WALKER and CHERYL WALKER: 814 N DRYDEN AVENUE, ARLINGTON HEIGHTS, IL 60004**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-29-204-064**

SPECIAL WARRANTY DEED

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2006-HYB3, Mortgage Pass Through Certificates, Series 2006-HYB3, Mortgage Pass Through Certificates, Series 2006-HYB3, whose mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, hereinafter grantor, for \$490,000.00 (Four Hundred Ninety Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JACK WALKER and CHERYL WALKER** ~~Walker~~^{or} as tenants by the entirety, hereinafter grantees, whose tax mailing address is **814 N DRYDEN AVENUE, ARLINGTON HEIGHTS, IL 60004**, the following real property:

SITUATED in the County of Cook, State of Illinois described as:

The East 231.96 feet of the Souh 85 feet of the North 235 feet of Lot 3 in Block 4 in Arlington Farms, a subdivision of the East 60 acres of the West 1/2 of the Northeast 1/4 of

4

UNOFFICIAL COPY

Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 814 North Dryden Avenue, Arlington Heights, IL 60004.

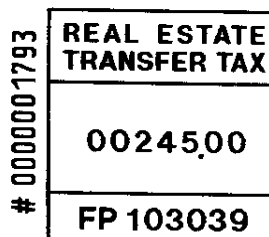
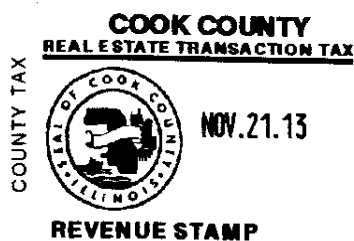
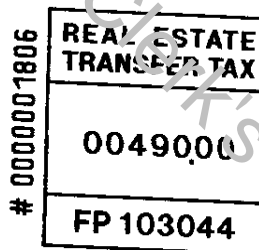
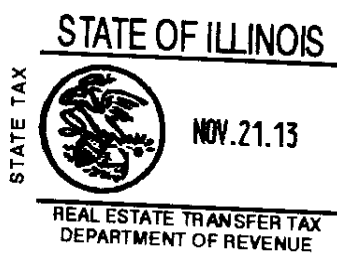
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantees forever.

Prior instrument reference: 1317034008

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.



UNOFFICIAL COPY

Executed by the undersigned on 10-16, 2013:

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWMB, Inc., CHL Mortgage Pass-Through Trust 2006-HYB3, Mortgage Pass Through Certificates, Series 2006-HYB3, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

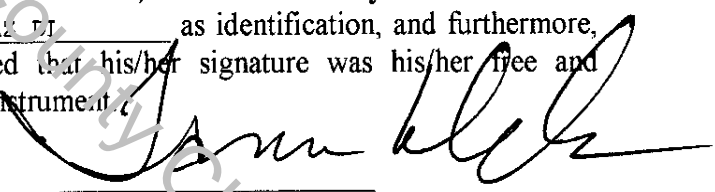
By: _____

Name: ROSEANNE SILVESTRO

Its: AVP

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on 10-16, 2013 by ROSEANNE SILVESTRO its AVP on behalf of **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWMB, Inc., CHL Mortgage Pass-Through Trust 2006-HYB3, Mortgage Pass Through Certificates, Series 2006-HYB3, 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 AA ID 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.



Notary Public TANNA WEBER
APRIL 18, 2015

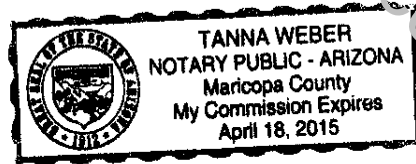
**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative



UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of ^{PA} ~~Illinois~~ ^{Allegany} } SS.
_{PA}

County of Allegany

Deborah Kay being duly sworn on oath, states that The Bank of New York Mellon resides at 2875 A Calenville Drive. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Richardson-TV 75082

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 or 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 blocks 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 of parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements 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 grants 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 amendatory 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.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 22 day of Oct, 2013.

[Signature]

