



SPECIAL WARRANTY DEED
Statutory (Illinois)

Doc#: 1334041118 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2013 03:17 PM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER # 2409030

THIS AGREEMENT, made this 11 day of November, 2013, between CitiBank, N.A. as Trustee for Bear Stearns ALT-A Trust II 2007-1, 5050 Kingsley Road, Cincinnati, OH 45263, a National Association and duly authorized to transact business in the State of Illinois, a party of the first part, and Petro Matsura, of 8600 Waukegan Rd. #103, Morton Grove, IL 60053, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration 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 Petro Matsura, party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the 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 party of the second part, its heirs and assigns forever.

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

The Warranties given herein are limited to the acts of the party of the first part and subject to general real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any, and all other matters of record affecting the property.

Address: 18 Mandel Lane, Prospect Heights, IL 60070

PIN: 03-24-306-012-0000 Vol. 0233

REAL ESTATE TRANSFER	11/15/2013
 COOK	\$125.25
 ILLINOIS:	\$250.50
TOTAL:	\$375.75

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UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part 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 Vice President, this 12 day of November, 2013.

CitiBank, N.A. as Trustee for Bear Stearns ALT-A Trust II 2007-1
BY Fifth Third Mortgage Company, Attorney in Fact.



By: [Signature]

Name: M. B. McCOY Its: VICE PRESIDENT

Attest: [Signature]

Name: Stephen Gabbard Its: Assistant Vice President

STATE OF Ohio

COUNTY OF Hamilton

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that M. B. McCoy Vice President of the corporation, and Stephen Gabbard Assistant Vice President of the corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Vice President, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation, as their 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 official seal this 12 day of November, 2013.

Commission expires 10/6/2014
[Signature]
Notary Public

This Instrument Prepared By:
Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525

IMPRESS



NOTARIAL SEAL
RANDI L. DEAKLE
Notary Public, State of Ohio
My Commission Expires
October 6, 2014

Mail to: Petro Matzura

18 Mandel Ln

Prospect Heights, IL 60070

Send Tax Bills to:
Petro Matzura

18 Mandel Ln.

Prospect Heights, IL 60070

Address: 18 Mandel Lane, Prospect Heights, IL 60070
PIN: 03-24-306-012-0000 Vol. 0233

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EXHIBIT "A"

LOT 4 IN BLOCK 6 IN FEUERBORN'S FARMETTES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For informational purposes only, the land is known as:

Address: 18 Mandel Lane, Prospect Heights, IL 60070

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Property of Cook County Clerk's Office