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This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Return to and mail tax
statements to:
Kamoru Folorunsho
1607 W. Lunt
Chicago, IL 60626

File #: 5114LPS



Doc#: 1400919054 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2014 11:42 AM Pg: 1 of 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 4 day of December, 2013, by and between THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWALT, Inc., Alternative Loan Trust 2004-32CB Mortgage Pass-Through Certificates, Series 2004-32CB, whose address is 400 National Way, Simi Valley, CA 93065, hereinafter called GRANTOR, grants to KAMORU FOLORUNSHO, whose address is 1607 W. Lunt Chicago, IL 60626, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$60,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 11-30-317-046-1009

Commonly known as: 2060 W Chase Ave Apt 3C, Chicago, IL 60645

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

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And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWALT, Inc., Alternative Loan Trust 2004-32CB Mortgage Pass-Through Certificates, Series 2004-32CB

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact

By: [Signature]
Its: Judy Shi, Assistant Vice President

REAL ESTATE TRANSFER 01/09/2014



CHICAGO: \$450.00
CTA: \$180.00
TOTAL: \$630.00

11-30-317-046-1009 | 20131201603063 | V47ANQ

REAL ESTATE TRANSFER 01/09/2014



COOK \$30.00
ILLINOIS: \$60.00
TOTAL: \$90.00

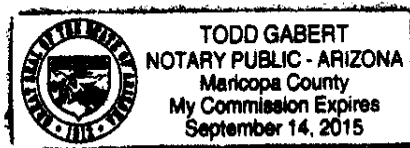
11-30-317-046-1009 | 20131201603063 | JQJ668

STATE OF AZ
COUNTY OF MARICOPA

The foregoing instrument was hereby acknowledged before me this 4 day of December, 2013, by Judy Shi, Its: AVP By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact For: THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWALT, Inc., Alternative Loan Trust 2004-32CB Mortgage Pass-Through Certificates, Series 2004-32CB, who is personally known to me or who has produced AZ DL, as identification, and who signed this instrument willingly.

[Signature]
Notary Public Todd Gabert
My commission expires: 9/14/15

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



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EXHIBIT "A"

PARCEL 1:

UNIT 3-C IN CHASE MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 IN BLOCK 1 IN CONGDONS RIDGE ADDITION TO ROGERS PARK BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97802916, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P9, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97802916.

P.I.N. 11-30-317-046-1009

COMMON ADDRESS: 2060 W CHASE AVE APT 3C CHICAGO, IL 60645

Property of Cook County Clerk's Office