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Doc#: 1406357003 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/04/2014 08:11 AM Pg: 1 of 4

Commitment Number: 3214886

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: JOHN MATTSON: 245 W. Scott #3 Chicago, IL 60610

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-23-121-005

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, for \$200,000.00 (Two Hundred Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JOHN MATTSON**, hereinafter grantee, whose tax mailing address is **245 W. Scott #3 Chicago, IL 60610**, the following real property:

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

The South 11 feet of Lot 8 and the North 18 feet of Lot 9 in Block 12 in Mason's Subdivision of the East 1/2 of the Northwest 1/4 (except railroad) in Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 3739 N RIDGEWAY AVE, CHICAGO, IL 60618

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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 grantee forever.

Prior instrument reference: **1328113044**

City of Chicago
Dept. of Finance
660274

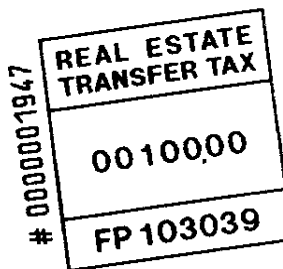
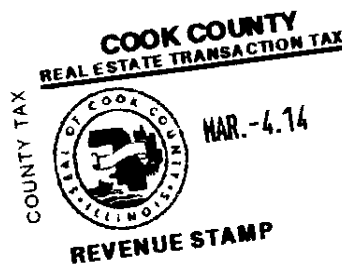
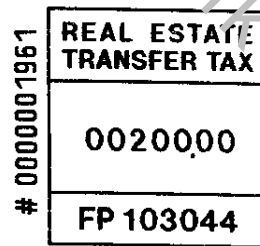
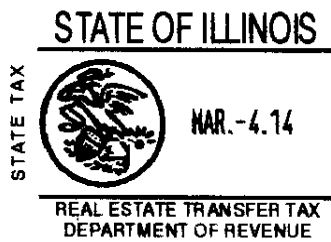


Real Estate
Transfer
Stamp

\$2,100.00

1/30/2014 16:07
dr00198

Batch 7,612,115



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Executed by the undersigned on January 23, 2014:

BANK OF AMERICA, N.A.

By: [Signature]

Name: Irene Carrillo

Its: AVP

STATE OF AZ
COUNTY OF maricopa

The foregoing instrument was acknowledged before me on January 23, 2014 by Irene Carrillo its AVP on behalf of **BANK OF AMERICA, N.A.** who is personally known to me or has produced DL 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.

[Signature]
Notary Public Stephen

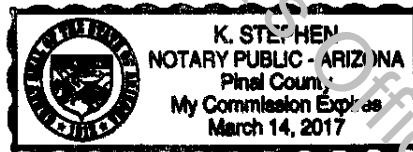
**MUNICIPAL TRANSFER STAMP
(If Required)**

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

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

Date: _____

Buyer, Seller or Representative



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Plat Act Affidavit

STATE OF AZ)
) SS
COUNTY OF maricopa)

DOCUMENT NUMBER _____

I, (Name) Irene Carrillo, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 3739 N RIDGEWAY AVE, CHICAGO, IL 60618, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the maricopa COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

COOK * DIC ILLINOIS DIC*

SUBSCRIBED and SWORN to before me this 23rd day of January, 2014.

Irene Carrillo
(Signature) Irene Carrillo/WUP

NOTARY: _____

(seal)

K. Stephen
K. Stephen

