

UNOFFICIAL COPY



Doc#: 1412929017 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/09/2014 10:27 AM Pg: 1 of 2

**SPECIAL WARRANTY DEED**

This Agreement, made this 27 day of March, 2014, between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of Illinois, party of the first part, and

**Balteo Inc.**, 6014 Sherman Ave, Downers Grove, IL 60516 party of the second part,

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

**Lot 20 in Kohout Brothers Ogden Avenue Subdivision in the Northeast 1/4 of Section 2, Township 38 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.**

**Permanent Index Number(s): 18-02-209-016-0000**

**Commonly Known As: 8127 Salisbury Avenue, Lyons, IL 60534**

**SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements**

Together with all and singular the herditaments 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 herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their 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. His/her/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.

Parks Title 1L3801D

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IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB**

By: *Alecia Bryant*  
**BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, AS ATTORNEY IN FACT**

Name: Alecia Bryant

Title: Assistant Vice President

State of Texas )

County of Dallas )

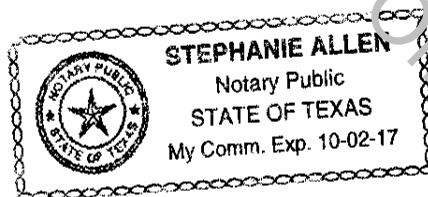
SS.

I, Stephanie Allen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Alecia Bryant, personally known to me to be the Authorized Representative of **THE 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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB**, a Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Representative, 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 Directors 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 27 day of March, 2014.

*Stephanie Allen*  
Notary Public

Stephanie Allen 10-02-2017  
My Commission Expires



This instrument Prepared by:  
Kimberly J. Goodell  
Potestivo & Associates, P.C.  
223 West Jackson Blvd. Suite 610  
Chicago, IL 60606

<b>REAL ESTATE TRANSFER</b>	05/09/2014
<b>COOK</b>	\$36.00
<b>ILLINOIS:</b>	\$72.00
<b>TOTAL:</b>	\$108.00

Mail to:  
Parks Title  
910 S. Main St  
Royal Oak MI 48067  
Send subsequent tax bills to:  
Balteo Inc,  
6014 Sherman Ave  
Downers Grove IL 60534