

# UNOFFICIAL COPY

3013-10060-PT  
SPECIAL WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Limited Liability Company)



Doc#: 1423918008 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2014 08:56 AM Pg: 1 of 2

**THE GRANTOR:**

The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A. as Trustee corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to

Property Holdings, LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address . . . party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 28 IN BLOCK 23 IN THE FOURTH ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 13, 14, 15 AND 16 OF CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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, 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, 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 incumbered 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 Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 20-32-131-015-0000  
Property Address: 8247 S. Elizabeth Street, Chicago, IL 60620

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 X VP President, and attested by its X Secretary, this 13 day of August, 2014.

NAME OF CORPORATION: The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A. as Trustee by Specialized Loan Servicing LLC as attorney in fact

BY: X Scott P Keeler  
Scott P. Keeler, Vice President  
Specialized Loan Servicing LLC Attorney in Fact

PREMIER TITLE

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

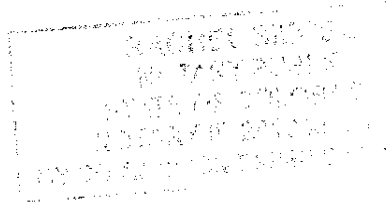
State of X **COLORADO**, County of X **DOUGLAS**. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that X **SCOTT P KEETER** personally known to me to be the X President of Specialized Loan Servicing LLC as attorney in fact The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A. as Trustee, and X \_\_\_\_\_ personally known to me to be the X VP Secretary of the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, 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 13 day of August 2014  
 Commission expires X 20 X \_\_\_\_\_  
 NOTARY PUBLIC

Property Address: 8247 S. Elizabeth Street, Chicago, IL 60620

THIS INSTRUMENT WAS PREPARED BY:

Freedman Anselmo Lindberg LLC  
 1771 W. Diehl Road, Suite 250  
 Naperville, IL 60563



MAIL TO:

~~Burton & Ralph LLP~~  
 William P. Ralph  
 10540 S. Western Avenue, Suite 405  
 Chicago, IL 60643

OR RECORDERS OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
 Property Holdings, LLC

2125 S. La-urie  
Cicero St ~~60604~~  
60804

REAL ESTATE TRANSFER TAX		25-Aug-2014
	CHICAGO:	210.00
	CTA:	84.00
	TOTAL:	294.00

20-32-131-015-0000 | 20140801619806 | 0-404-027-520

REAL ESTATE TRANSFER TAX		25-Aug-2014
	COUNTY:	14.00
	ILLINOIS:	28.00
	TOTAL:	42.00

20-32-131-015-0000 | 20140801619806 | 1-030-543-488

RE599B

**PREMIER TITLE**  
 1000 JORIE BLVD., SUITE 136  
 OAK BROOK, IL 60523  
 630-571-2111