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STATE OF ILLINOIS



OCT.-8.14

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002113

REAL ESTATE TRANSFER TAX
0009200
FP 103036



1428108208

Doc#: 1428108208 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2014 01:12 PM Pg: 1 of 4

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT.-8.14

REVENUE STAMP

0000002114

REAL ESTATE TRANSFER TAX
0004600
FP 103047

RETURN TO:
WILK SILVER, LLC
1000 GERMANTOWN PIKE, SUITE J-4
PLYMOUTH MEETING, PA 19462
File No. REO-32403

NAME & ADDRESS OF TAXPAYER:
YING XU AND HONGJIAN ZHANG
1915 SEQUOIA DRIVE
HANOVER PARK, IL 60133

THIS DOCUMENT PREPARED BY:
RONALD G. WILK, ESQUIRE
1000 GERMANTOWN PIKE, SUITE J-4
PLYMOUTH MEETING, PA 19462
ATTORNEY ID #6316041

TAX ID NO.: 16-25-114-026-0000

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 15th day of September, 2014, by and between The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-23, organized and existing under the laws of THE UNITED STATES OF AMERICA, of 101 South Tryon Street, Charlotte, NC 28280 hereinafter referred to as Grantor(s) and Ying Xu and Hongjian Zhang, of 1915 Sequoia Drive, Hanover Park, IL 60133, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 1415615049 Recorded: 6/9/14

City of Chicago
Dept of Finance

675561



Real Estate
Transfer
Stamp

\$966.00

10/2/2014 14 34

dr00198

Batch 8,857,876

4

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 21-45; Real Estate Transfer Tax Act

Date _____

Signature of Buyer, Seller or Representative _____

Assessor's parcel No. 16-2-1-14-026-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 15th day of September, 20 14.

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-23

BY: _____
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP AS ATTORNEY-IN-FACT

PRINT NAME: Todd Gabert

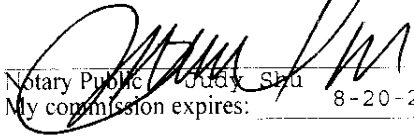
TITLE: AVP

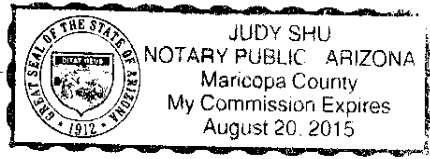
** Ref PDA
DOC # 1321610001
Dated Recorded 10/31/13 **

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Todd Gabert, AVP of 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 CERTIFICATE HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 15th day of September, 14.


Notary Public Judy Shu
My commission expires: 8-20-2015



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EXHIBIT A
LEGAL DESCRIPTION

LOT 105 IN DR. WILLIAM PEPPER DOUGLAS PARK ADDITION TO CHICAGO, IN SECTION 25,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK
COUNTY, ILLINOIS.

PIN: 16-25-114-026-0000

PROPERTY COMMONLY KNOWN AS: 2408 South Troy Street, Chicago, IL 60623

Property of Cook County Clerk's Office

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CERTIFICATE OF ZONING COMPLIANCE

Department of Planning and Development
 City Hall, Room 905
 121 N. La Salle Street
 Chicago, IL 60602-1211

Phone: 312-744-6317
 TTY: 312-744-2950
 No fax filing permitted
 Hours: 8:30 a.m.- 4:15 p.m.

Date Received:

RECEIVED
 CITY OF CHICAGO

OCT - 2 2014

DEPARTMENT OF
 PLANNING & DEVELOPMENT

This Certificate may be picked up on:

After 7 days, this Certificate will be mailed to the Owner listed in Section 4.

A Certificate of Zoning Compliance certifies the number of dwelling units at a property that are legal under the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago). This form is for use with buildings containing one to five dwelling units that are not condominiums or co-ops. Please read the instructions and disclaimers on both sides of this form before filling out this application.

Part One: Application for Certificate of Zoning Compliance

INSTRUCTIONS: This section must be filled out completely, signed by the owner or the owner's agent, and presented in person or by mail to the Department of Planning and Development. Payment of a \$123.00 fee is required at the time this application is filed, payable to "City of Chicago Dept. of Revenue." **Please clearly print or type.**

1. Address of the Property: 8408 S. Troy St.
 2. PIN: 20 - 22 - 319 - 004 - 0000

3. Number of Dwelling Units at the Property	Main or Front Building	Rear or Other Building
Basement		
First Floor	1 (one)	
Second Floor		
Third Floor		
Other (specify)		
Total:	<u>1 (one)</u>	

4. Owner Information:

Name: BOA
 Address: 8465 S. 83rd CT
 City: Healey Hills State: IL Zip: 60457

5. Contact Person:

Name: Cheri A Norway
 Phone: 773 299-3898

6. I, the undersigned, certify that the information provided above is true, correct, and complete.

Signature: [Signature] Date: 2 Oct 2014
 Print Name: Cheri Norway Owner Agent

DEPARTMENT OF PLANNING AND DEVELOPMENT ONLY
 DO NOT FILL IN BELOW THIS LINE.

Part Two: Certificate of Zoning Compliance

The application is: Approved Denied

DISCLAIMER: This Certificate does not certify a dwelling unit's compliance with the Chicago Building Code or the permit requirements of the Chicago Building Code.

CERTIFICATION OF ZONING COMPLIANCE

OCT - 2 2014

CITY OF CHICAGO DEPT. OF PLANNING & DEVELOPMENT

Certified as ONE total dwelling units