

# UNOFFICIAL COPY

**Return To:**  
Jesse K. Myslinski, P.C.  
201 E. Army Trail Rd.,  
Ste 202  
Bloomington, IL 60108



Doc#: 1429349054 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2014 01:53 PM Pg: 1 of 3

**Name and Address of  
Taxpayer:**  
Principle Realty, Inc.  
3000F Danville Blvd.  
#287  
Alamo, CA 94507

**This instrument was prepared by:**  
Jesse K. Myslinski, P.C.  
201 E. Army Trail Road, Suite 202  
Bloomington, Illinois 60108

PTC 18872

1 of 1

## Special Warranty Deed

THIS INDENTURE made and entered into on this 30 day of SEPTEMBER, 2014, by and between BANK OF AMERICA, N.A., 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 **Principle Realty, Inc.**, of 3000F Danville Blvd. #287, Alamo, CA 94507, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), 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. 1405140025 Recorded: 02/20/2014

PRECISION TITLE

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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 31-45; Real Estate Transfer Tax Act

\_\_\_\_\_  
Date

REAL ESTATE TRANSFER TAX		06-Oct-2014
COUNTY:		43.25
ILLINOIS:		86.50
TOTAL:		129.75
13-31-209-014-0000   20140901631655   2-129-808-512		

Signature of Buyer, Seller or Representative

Assessor's parcel No. 13-31-209-014-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 30 day of September, 2014.

BANK OF AMERICA, N.A.

BY: Jennifer Green

BANK OF AMERICA, N.A.,

PRINT NAME: JENNIFER GREEN

TITLE: ASST. VICE PRESIDENT

REAL ESTATE TRANSFER TAX		06-Oct-2014
CHICAGO:		648.75
CTA:		259.50
TOTAL:		908.25
13-31-209-014-0000   20140901631655   2-028-620-928		

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY

THAT JENNIFER GREEN of BANK OF AMERICA, N.A.,

is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument,

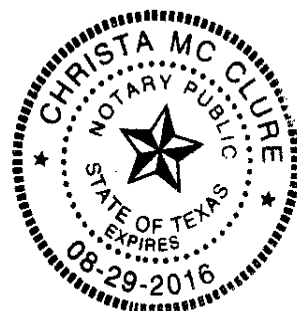
appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said

instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 30 day of SEPTEMBER, 2014

Christa McClure  
Notary Public

My commission expires: AUGUST 29, 2016



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EXHIBIT "A"  
LEGAL DESCRIPTION

**LOT 26 IN BLOCK 2 IN GRAND HEIGHTS SUBDIVISION OF THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Number: 13-31-209-014-0000**

**Common Address: 2217 n. Nagle Ave., Chicago, Illinois 60707**

Property of Cook County Clerk's Office