

# UNOFFICIAL COPY



Doc#: 1502234030 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/22/2015 11:05 AM Pg: 1 of 3

Commitment Number: 3270179

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 150, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: SALVADOR SOTO and JOSE A. SOTO, 6034 S ALBANY AVE.,  
CHICAGO, IL 60629

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
19-13-309-030-0000

SPECIAL WARRANTY DEED

1502184  
5812051  
BOX 162

BANK OF AMERICA, N.A., whose mailing address is 2505 W CHANDLER BLVD (MAIL  
CODE: AZ1-805-03-03) CHANDLER, AZ 85224, hereinafter grantor, for \$65,500.00 (Sixty  
Five Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with  
covenants of special warranty to SALVADOR SOTO, a (an) married  
person, and JOSE A. SOTO, a (an) single person, hereinafter grantees, whose  
tax mailing address is 6034 S ALBANY AVE., CHICAGO, IL 60629, the following real  
property:

All that certain parcel of land situate in the County of Cook, State of Illinois, being known  
and designated as follows: Lot 12 in Block 6 in Cobe and McKinnon's 63rd Street and  
Kedzie Avenue Subdivision of the West ½ of the Southwest ¼ of Section 13, Township 38  
North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 6034 S ALBANY AVE., CHICAGO, IL 60629

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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 grantees forever.

Prior instrument reference: **1434619032**

City of Chicago  
Dept. of Finance  
**681096**

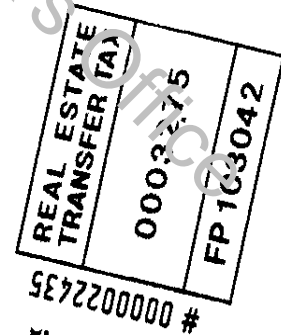
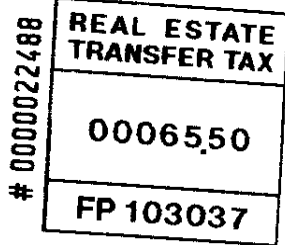
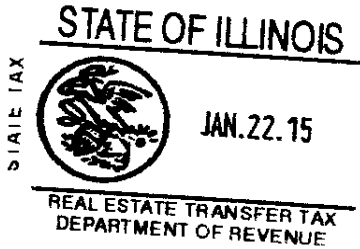
1/14/2015 10:51  
dr00111



Real Estate  
Transfer  
Stamp

**\$687.75**

Patch 9,292,224



# UNOFFICIAL COPY

Executed by the undersigned on JANUARY 7, 2015:

**BANK OF AMERICA, N.A.**

By: 

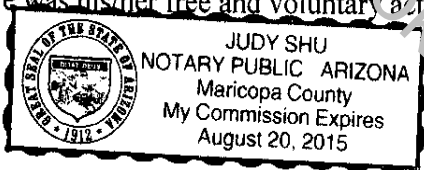
Name: KERRI STEPHEN

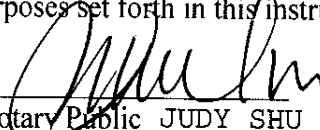
Its: AVP

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on JANUARY 7, 2015 by KERRI STEPHEN its AVP on behalf of **BANK OF AMERICA, N.A.** who is personally known to me or has produced D.A. 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.



  
Notary Public JUDY SHU

**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

Property of County Clerk's Office