

UNOFFICIAL COPY



Doc#: 1502842020 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2015 09:06 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

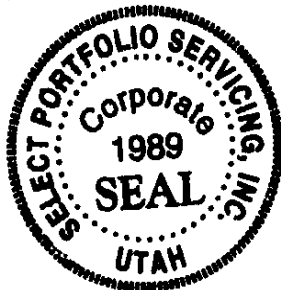
Bank of New York Mellon, f/k/a Bank of New York, as Trustee, on behalf of the registered holders of Alternative Loan Trust 2006-OA3, Mortgage Pass-Through Certificates Series 2006-OA3, by Select Portfolio Servicing, Inc., its attorney in fact ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Grzegorz J. Bialkowski and Sandra Perpignani**, ("Grantee") the following described real estate in Cook County, Illinois:

THE NORTH 1/2 (MEASURED ON THE WEST LINE) OF THAT PART OF THE NORTH 1/2 OF LOT 2 IN BLOCK 4 IN THE SUBDIVISION BY BLUE ISLAND AND BUILDING COMPANY KNOWN AS WASHINGTON HEIGHTS IN SECTIONS 7 AND 8, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH EAST CORNER OF SAID LOT 2 ON THE WEST LINE OF PROSPECT AVENUE AND RUNNING THENCE WEST 282 FEET 2 5/8 INCHES TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES 82 FEET 4 1/2 INCHES; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 300 FEET TO THE WEST LINE OF PROSPECT AVENUE; THENCE NORTHWESTERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.L.N. # 25-07-404-028-0000
Property Commonly Known As: 9914 S. Prospect Ave, Chicago, IL 60643

Grantor warrants to the Grantees and Grantees' heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED. THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

Dated: December 16, 2014



Bank of New York Mellon, f/k/a Bank of New York, as Trustee, on behalf of the registered holders of Alternative Loan Trust 2006-OA3, Mortgage Pass-Through Certificates Series 2006-OA3, By: Select Portfolio Servicing, Inc., its attorney in fact

By: *Paul Douglas* 12/17/2014
Its: Paul Douglas, Doc. Control Officer

This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 2300
Chicago, IL 60601

Mail subsequent tax bills to and after recording return to:

*Grzegorz J. Bialkowski
and Sandra Perpignani
9914 S. Prospect Ave
Chicago IL 60643*

BOX 334 CTU

*Rec 500522
1/1 AOR-R
C.C.*

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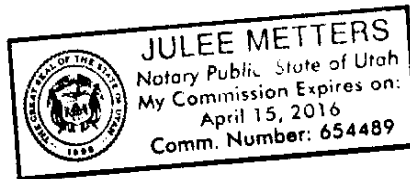
STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE)



I, Julee Metters, Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul Douglas, Doc. Control Officer personally known to me to the DOC. CONTROL OFFICER of Select Portfolio Servicing, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such DOC. CONTROL OFFICER, he 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 his free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.


Given under my hand and official seal this 17th day of December, 2014.

Julee Metters
Notary Public

My Commission Expires: 4-15-16



REAL ESTATE TRANSFER TAX		16-Jan-2015
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50
25-07-404-028-0000 20150101655830 1-888-123-904		

REAL ESTATE TRANSFER TAX		16-Jan-2015
	CHICAGO:	562.50
	CTA:	225.00
	TOTAL:	787.50
25-07-404-028-0000 20150101655830 0-923-985-536		