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Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



1504010041D

Doc#: 1504010041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2015 11:52 AM Pg: 1 of 3

FIRST AMERICAN TITLE
ORDER # 2475603

THIS INDENTURE, made this 21 day of JANUARY, 2015 between THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2007-AA1, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, duly authorized to transact business in the State of ILLINOIS, party of the first part, and ROBERT MOORE, party of the second part, (GRANTEE'S ADDRESS) 8707 OLCOTT AVE, NILES, Illinois 60714.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 17-10-212-031-1003, 17-10-212-039-1008
Address(es) of Real Estate: 240 E ILLINOIS STREET # 303, CHICAGO, Illinois 60611

Together with all the singular and 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 said party of the first part, either in law or equity, of, it 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 FOREVER DEFEND.**

| REAL ESTATE TRANSFER TAX | | 02-Feb-2015 |
|---|----------|-------------|
| | CHICAGO: | 2,107.50 |
| | CTA: | 843.00 |
| | TOTAL: | 2,950.50 |
| 17-10-212-031-1003 20150101660179 0-329-502-336 | | |

| REAL ESTATE TRANSFER TAX | | 02-Feb-2015 |
|---|-----------|-------------|
| | COUNTY: | 140.50 |
| | ILLINOIS: | 281.00 |
| | TOTAL: | 421.50 |
| 17-10-212-031-1003 20150101660179 0-905-318-016 | | |

Handwritten notations and stamps on the right margin, including a large 'Y' and '3'.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and attested by its Asst. Sec., the day and year first above written.

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2007-AA1, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT
BY: NATIONSTAR MORTGAGE LLC
AS ATTORNEY-IN-FACT

BY: Gloria A. DeAgrosa-Price Gloria A. DeAgrosa-Price
Assistant Secretary

STATE OF TEXAS, COUNTY OF Arapahoe ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HERBY CERTIFY, that the above signed, personally known to me to be the same person(s) whose names(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that 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 20 day of JANUARY, 2015.

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022855
MY COMMISSION EXPIRES JUNE 5, 2018

[Signature] (Notary Public)
County Clerk's Office

Prepared By: RENEE MELTZER KALMAN
20 NORTH CLARK STREET # 1200
CHICAGO, Illinois 60602

Mail To:
ROBERT MOORE
8707 OLCOTT AVE
NILES, Illinois 60714

Name & Address of Taxpayer:
ROBERT MOORE
240 E ILLINOIS STREET # 303
CHICAGO, Illinois 60611

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 303 IN THE LOFTS AT CITYFRONT PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENTS 0630315058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT NUMBER 0606745116 AND

GARAGE UNIT(S) P-758 IN THE GARAGE AT CITYFRONT PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENTS 0630315059, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT NUMBER 0606745116.

Permanent Index #'s: 17-10-212-031-1003 Vol. 0501 and 17-10-212-039-1008 Vol. 0501

Property Address: 240 East Illinois Street, Unit 303, Chicago, Illinois 60611