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SPECIAL WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

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Doc#: 1504122073 Fee: \$42.00
RHSP Fee:\$9.00 RPPF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2015 02:18 PM Pg: 1 of 3

Above Space for Recorder's use only

THIS AGREEMENT, made this 2nd day of January, 2015, between **Bank of America, N.A.**, a National Association and duly authorized to transact business in the State of Illinois, a party of the first part, and **USA Homeownership Foundation Inc.**, 462 Corona Mall, Suite 102, Corona, CA 92879, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 Dollars (\$10.00) 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 party of the second part, and to their heirs and assigns, FOREVER all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

All that parcel of land in the County of Cook, State of Illinois, and being more particularly described as follows:

UNIT NUMBER 48-A-2 IN THE WESTMINSTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTHERN 13 FEET OF LOT 150, ALL OF LOTS 151 AND 152 AND THE SOUTHERN 2 FEET OF LOT 153 OF PRAIRIE AVENUE ADDITION TO AUSTIN IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0536245135; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 encumbered 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 DEFEND, subject to:

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Permanent Real Estate Number(s): 16-08-420-057-1008

Address(es) of real estate; 48 North Menard Avenue 2A, Chicago, IL 60644

In witness whereof, said Grantor has hereunto set its hand this 2nd Day of JANUARY 2015.

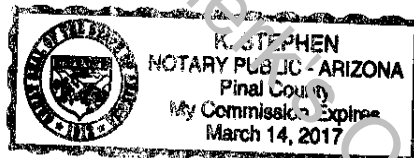
Bank of America, N.A.

By: *Monja Mallow*
Print Name MONJA MALLOW
Its: AVP

State of ARIZONA }
County of MARICOPA } SS:

The foregoing instrument was acknowledged before me this 2nd day of JANUARY, 2015, by MONJA MALLOW, the AVP of Bank of America, N.A.

K. Stephen
Notary Public K. STEPHEN



This Instrument Prepared By: & MAIL TO:
Manley Deas Kochalski LLC
1 East Wacker Drive, Suite 1250
Chicago, IL 60601
File No. 20142240

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 E
sub par. E and Cook County Ord. 93-0-27 par.

Dated: 1/29/2015 Signed: *Karen Meyer*

Tax Bills Mailed To: USA Homeownership Foundation, Inc.
462 Corona Mall, Suite 102, Corona, CA 92879

REAL ESTATE TRANSFER TAX		10-Feb-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-08-420-057-1008 20150201662416 1-929-309-824		

REAL ESTATE TRANSFER TAX		10-Feb-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-08-420-057-1008 20150201662416 0-444-198-528		

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Nov 11th, 2014


Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Matt Karter
This 11th day of November, 2014
Notary Public Karen Meyers



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Nov 11th, 2014

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Matt Karter
This 11th day of November, 2014
Notary Public Karen Meyers



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)