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Doc#: 1513445090 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/14/2015 03:22 PM Pg: 1 of 3

Commitment Number: 3291140

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 350, Cincinnati, Ohio 45209 (513) 247-9605.

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

Mail Tax Statements To: XIAOXIA LI and QING ZHANG: 1250 W 31st St., Chicago, IL
60608

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
17-31-106-017-0000 15134-22

SPECIAL WARRANTY DEED **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 \$142,900.00 (One Hundred Forty Two Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to XIAOXIA LI and QING ZHANG husband and wife, hereinafter grantees, whose tax mailing address is 1250 W 31st St., Chicago, IL 60608, 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 21 IN VAN SCHAACK AND HERRICK'S SUBDIVISION OF BLOCK 20 IN SAMUEL J. WALKER'S SUBDIVISION OF THAT PART LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART SOUTH OF SAID CANAL IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE

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THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 3271 S BELL AVE, CHICAGO, IL 60608

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: **1422519164**

Property of Cook County Clerk's Office

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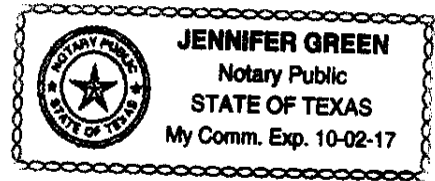
Executed by the undersigned on February 18 2015:

BANK OF AMERICA, N.A.

By: *Stephanie Allen*

Name: Stephanie Allen

Its: Assistant Vice President



STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on February 18, 2015 by Stephanie Allen its AVP on behalf of **BANK OF AMERICA, N.A.** who is personally known to me or has produced n/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.

Jennifer Green
Notary Public
Jennifer Green

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

City of Chicago
Dept. of Finance
687135



Real Estate
Transfer
Stamp
\$1,501.50

-45- Property Tax Code.

5/7/2015 13:26
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Batch 9,815,664

