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This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Kazimierz Kobylarczyk
2524 West Jarvis Avenue
Chicago, IL 60645



Doc#: 1515444086 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2015 04:53 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THIS INDENTURE made this 3 day of March, 2015, between **Bank of America, National Association**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Kazimierz Kobylarczyk, A Married Person**, whose mailing address is **2524 West Jarvis Avenue, Chicago, IL 60645** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Two Hundred Twenty Thousand Five Hundred Dollars (\$220,500.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **2524 West Jarvis Avenue, Chicago, IL 60645**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 all matters set forth on Exhibit B.

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Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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 Grantee forever.

REAL ESTATE TRANSFER TAX

04-Jun-2015



CHICAGO:	1,853.75
CTA:	661.50
TOTAL:	2,315.25

10-25-415-028-0000 | 20150401676268 | 0-084-532-608

REAL ESTATE TRANSFER TAX

04-Jun-2015



COUNTY:	110.25
ILLINOIS:	220.50
TOTAL:	330.75

10-25-415-028-0000 | 20150401676268 | 1-553-915-264

Property of Cook County Clerk's Office

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Executed by the undersigned on 3/3, 2015:

GRANTOR:

Bank of America, National Association

By: [Signature]

By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Name: **KEN BIANCO**

Title: Contract Management Coordinator

STATE OF Florida)
) SS
COUNTY OF Palm Beach)

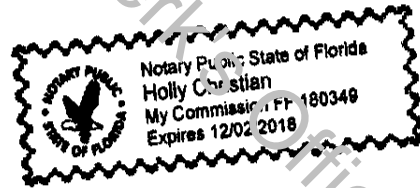
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KEN BIANCO** personally known to me to be the [Signature] of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Bank of America, National Association** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such [Signature] ~~[HE]~~ [SHE] signed and delivered the instrument as ~~[HIS]~~ [HER] 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 3rd day of March, 2015

Commission expires 12/2, 2018
Notary Public

Holly Christian Holly Christian

SEND SUBSEQUENT TAX BILLS TO:
Kazimierz Kobylarczyk
2524 West Jarvis Avenue
Chicago, IL 60645



POA recorded on January 3, 2013 as Instrument No: 1300345061

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Exhibit A
Legal Description

LOT 30 IN BLOCK 5 IN BIRCHWOOD WEST, A SUBDIVISION IN SECTION 25,
TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-25-415-028-0000

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Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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