

# UNOFFICIAL COPY



Doc#: 1534949204 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/15/2015 03:24 PM Pg: 1 of 6

Doc#: 1522319158 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/11/2015 02:59 PM Pg: 1 of 4

\*\*DEED TO BE RECORDED TO  
CORRECT LEGAL DESCRIPTION.

File Number: 11709

*PTC 22335 10/4*

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
Avenue 365 Lender Services  
401 Plymouth Road, Ste 550  
Plymouth Meeting, PA 19462

JOHN C GRAF, ESQ  
175 E. HAWTHORN PKWY-STE 158  
VERNON HILLS, IL 60061

Mail Tax Statements To: Equity Trust Company Custodian FBO Xuesong Ran, IRA:  
*3421 S. Prairie Ave, Chicago IL, 60616*

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
17-34-121-023-0000

## SPECIAL/LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-21CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-21CB, whose mailing address is c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 5 Beattie Place Suite 110, Greenville, SC 29601, hereinafter grantor, for \$180,000.00 (One Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Equity Trust Company Custodian FBO Xuesong Ran, IRA, hereinafter grantee, whose tax mailing address is 3421 S. Prairie Ave, the following real property:

*Chicago IL, 60616*  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF Illinois, AND IS DESCRIBED AS FOLLOWS: LOT 6 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 0.56 FEET; THENCE EAST ALONG A LINE 0.56 FEET SOUTH OF

REC'D REVIEWED *R*

*Bh*

*p*

PRECISION TITLE PTC 22335

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WALL OF SAID FRAME GARAGE, A DISTANCE OF 0.42 FEET TO THE CENTER LINE EXTENDED, OF THE INTERIOR WALL, OF SAID GARAGE; THENCE EAST ALONG THE CENTER LINE OF SAID INTERIOR WALL A DISTANCE OF 22.43 FEET TO THE EAST LINE OF SAID LOT 6; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 0.37 FEET TOT THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING), IN THE SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF LOT 7 IN BLOCK 1 OF DYER & DAVISSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Parcel ID: 17-34-121-023-0000

Property Address is: 3421 South Prairie Avenue, Chicago IL 60616

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 grantee forever.

Prior instrument reference: 5/21/15 Doc # 15K113096



"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

"The Following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

- i. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property")
- ii. All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located
- iii. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect

REAL ESTATE TRANSFER TAX		12-Aug-2015
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00

17-34-121-023-0000 | 20150701604277 | 0-023-645-728

REAL ESTATE TRANSFER TAX		12-Aug-2015
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00

17-34-121-023-0000 | 20150701604277 | 2-053-490-560

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- iv. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portions(s) thereof
- v. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes
- vi. Any conditions that would be revealed by a physical inspection and survey of the Property."

**THIS SPACE INTENTIONALLY LEFT BLANK**

Property of Cook County Clerk's Office

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1322319153 Page: 4 of 4

Executed by the undersigned on June 25, 2015:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-21CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-21CB by its attorney in fact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, LLC

By: [Signature]  
Name: Michael Keaton  
Its: Executive Vice President

STATE OF SC  
COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 25 day of June, 2015, by Michael Keaton (name of officer or agent) as EVP (title of officer or agent) of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-21CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-21CB (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

HUNTER MURPHY  
Notary Public, State of South Carolina  
My Commission Expires 1/2/2025

[Signature]  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: 12-1-15  
[Signature]

Buyer, Seller or Representative  
\* \* \* POA Recorded in Cook County  
ON 10/20/14 in Inst # 141716010




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I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1522319158

NOV 25 2015

  
RECORDER OF DEEDS - COOK COUNTY  
Office LA by DA

# UNOFFICIAL COPY

LOT 6 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 0.56 FEET; THENCE EAST ALONG A LINE 0.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 101.28 FEET TO THE WEST WALL OF A FRAME GARAGE; THENCE SOUTH ALONG THE WEST WALL OF SAID FRAME GARAGE, A DISTANCE OF 0.42 FEET TO THE CENTER LINE EXTENDED, OF THE INTERIOR WALL OF SAID GARAGE; THENCE EAST ALONG THE CENTER LINE OF SAID INTERIOR WALL A DISTANCE OF 22.43 FEET TO THE EAST LINE OF SAID LOT 6; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 0.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING), IN THE SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF LOT 7 IN BLOCK 1 OF DYER & DAVISSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-34-121-023

Property of Cook County Clerk's Office