



Doc#: 1608418029 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2016 10:27 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

DOCUMENT PREPARED BY:
BRIAN DEES, ATTORNEY AT LAW
1035 S. 2ND ST
SPRINGFIELD, IL 62704

Return To:
First Title & Escrow
7361 Calhoun Pl, STE 200
Rockville, MD 20855

SEND SUBSEQUENT TAX BILLS TO:
451 7TH STREET
S.W. WASHINGTON, D.C. 20410

THIS INDENTURE, made on 17th day of August, 20 15, by and between **BANK OF AMERICA, N.A.** hereinafter referred to as Grantor, and duly authorized to transact business in the STATE of Illinois, party of the first part, and **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS**, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, and it's 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:

LOT 45 IN THE RESUBDIVISION OF LOTS 17 TO 22 AND 35 TO 40 IN BLOCK 1, LOTS 11 TO 14 AND 17 TO 28 IN BLOCK 2, LOTS 11 TO 34 AND 36 TO 47 IN BLOCK 3, AND LOTS 11 TO 17 AND THE NORTH 1/2 OF LOT 18 AND ALL OF LOTS 20 TO 65 IN BLOCK 4 IN GRAND VIEW, BEING JOHN T. KELLY AND OTHERS' SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF GRAND AVENUE AND NORTH OF THE SOUTH LINE OF DICKENS AVENUE PRODUCED WEST, IN COOK COUNTY, ILLINOIS.

APN: 13-32-219-035-0000

Property Address: 2164 NORTH MASON AVENUE, CHICAGO, IL 60639

Being the same premises conveyed to Grantor by Deed dated 03/05/2015, and recorded 07/30/2015, as Instrument No. 1521119101, Book , Page , in the Cook County records, State of 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,

REAL ESTATE TRANSFER TAX 24-Mar-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX 24-Mar-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-32-219-035-0000 | 20160201670891 | 0-139-652-672

13-32-219-035-0000 | 20160201670891 | 2-094-706-240

* Total does not include any applicable penalty or interest due.

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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 and its 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 and its 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 as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.



BANK OF AMERICA, N.A.

BY: [Signature]
ITS: Deborah Darland
Assistant Vice President

Exempt under provision of Paragraph E
Section 31-45, Real Estate Transfer Tax Act.

[Signature]
AUG 17 2015
Date Buyer, Seller or Representative

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
) .SS
COUNTY OF _____)

On this date, before me personally appeared _____, before me known to be the person who executed the foregoing instrument on behalf of BANK OF AMERICA, N.A., and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of _____ aforesaid, this _____ day of _____, 20_____.

Notary Public
My term Expires: _____

See Attached Acknowledgment

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

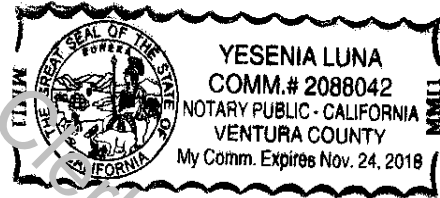
On August 17, 2015 before me, Yesenia Luna, Notary Public
(insert name and title of the officer)

personally appeared Deborah Darland *****
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Special Warranty Deed - 0917

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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 11/19, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said AGENT
This 19, day of November, 2015
Notary Public [Signature]

KANDYCE MARIE PRANIEWSKI
Notary Public-Maryland
Montgomery County
My Commission Expires
April 04, 2017

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 11/19, 2015

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said AGENT
This 19, day of November, 2015
Notary Public [Signature]

KANDYCE MARIE PRANIEWSKI
Notary Public-Maryland
Montgomery County
My Commission Expires
April 04, 2017

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.)