

# UNOFFICIAL COPY

Commitment Number: 16-0004832-01



REO Number: 01092882

Doc#: 1623229065 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2016 04:15 PM Pg: 1 of 2

**After Recording, Return To:**

BIBEK DAS, ESQ.  
BUSH CHAWLA MOHINDRA & RAVANI, P.C.  
1700 W. CORTLAND STREET, SUITE 201 CHICAGO, IL 60622

**Mail Tax Statements To:**

JAC LLC  
796 W. BARTLETT RD., BARTLETT, IL 60103

PROPERTY INDEX/TAX/PARCEL IDENTIFICATION NUMBER(TID/PIN): 25-12-406-051-0000

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## SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., WHOSE MAILING ADDRESS IS 2595 W. CHANDLER BLVD., CHANDLER, AZ, 85224, hereinafter, Grantor(s), for \$27,000.00 (Twenty-Seven Thousand AND 00/100 U.S. DOLLARS), in consideration paid, grants, with covenants of special warranty, to JAC LLC, AN ILLINOIS LLC, WITH AN ADDRESS FOR NOTICE OF 796 W. BARTLETT RD., BARTLETT, IL 60103, hereinafter, Grantee(s), the following real property:

LOT 29 AND THE SOUTH 10 FEET OF LOT 30 IN BLOCK 9 IN CALUMET TRUST'S SUBDIVISION IN SECTION 12, BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE OF TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF RECORDED DECEMBER 30, 1925 AS DOCUMENT 9137462, IN COOK COUNTY, ILLINOIS.

**Common Address:** 9931 South Crandon Avenue, Chicago IL 60617, COOK COUNTY

Seller makes no representations or warranties of any kind whatsoever, other than those set out above, whether expressed, implied, or implied by law, or otherwise, concerning the condition of the title of the property, prior to the date 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 with all and singular, the appurtenances thereunto belonging or in any way pertaining to, and all the estate, right, title interest, lien equity, and claim whatsoever of said Grantor(s), either in law or in equity, to the only proper use, benefit, and on behalf of Grantee(s) forever.

# UNOFFICIAL COPY

Executed by the undersigned on JUNE 7, 2016.

BANK OF AMERICA, N.A.

By: *Kevin James Good* 06/07/16

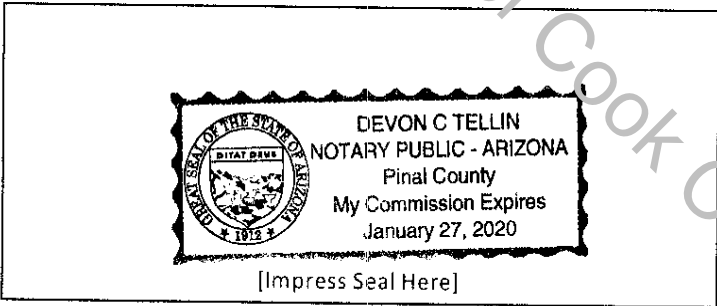
Name: KEVIN JAMES GOOD

Title: ASSISTANT VICE PRESIDENT (AVP)

STATE OF ARIZONA


COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on JUNE 7, 2016, by KEVIN JAMES GOOD, as AVP, of BANK OF AMERICA, N.A., who has produced AZ DRIVER LICENSE (name of form of identification), 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.





Notary Public: Devon C Tellin 6-7-16

AFFIX MUNICIPAL TRANSFER STAMP HERE (If Required):

REAL ESTATE TRANSFER TAX		22-Aug-2016
	CHICAGO:	202.50
	CTA:	81.00
	TOTAL:	283.50 *
25-12-406-051-0000   20160801644287   0-002-116-416		

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

AFFIX COUNTY/ILLINOIS TRANSFER STAMP HERE (If Required):

REAL ESTATE TRANSFER TAX		22-Aug-2016
	COUNTY:	13.50
	ILLINOIS:	27.00
	TOTAL:	40.50
25-12-406-051-0000   20160801644287   0-881-560-384		

[CHECK AND COMPLETE, IF EXEMPTION APPLIES]

Exempt under 35 ILCS 200/31-45 paragraph (\_\_\_\_), Section 4, Real Estate Transfer Act

Date: \_\_\_\_\_ Signature of Buyer, Seller or Representative: \_\_\_\_\_

This Instrument Prepared By: LAW OFFICE OF MICHAEL A. GALASON, 12607 S. MEADE AVE., PALOS HEIGHTS, IL 60463