



Doc# 1633615134 Fee \$54.00

IRHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2016 02:19 PM PG: 1 OF 9

Commitment Number: DS7151-16000755

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, Send To:
Title365 / Post-Closing
2200 Lucien Way, Suite 340, Maitland, FL 32751

Mail Tax Statements To: **Onecimo Guereca, Jr.**,
3825 S. 56th Court Cicero, IL 60804

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-23-316-006-0000

SPECIAL WARRANTY DEED

Bank of America, N.A., hereinafter grantor, whose tax-mailing address is 2505 W Chandler Blvd Chandler, AZ 85224, for \$27,500.00 (Twenty Seven Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Onecimo Guereca, Jr., a married man, as his sole and separate property**, hereinafter grantee, whose tax mailing address is 3825 S. 56th Court Cicero, IL 60804, the following real property:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

Lot 177 in the subdivision of Lots 2, 3 and 5 in the partition of the West 60 acres North of the South Western Plank Road in the Southwest 1/4 of the Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 1915 South Pulaski Road Chicago, IL 60623

RCRD REVIEW *RW*

REAL ESTATE TRANSFER TAX 01-Dec-2016



COUNTY: 13.75
ILLINOIS: 27.50
TOTAL: 41.25

16-23-316-006-0000 | 20161101682479 | 0-888-910-016

REAL ESTATE TRANSFER TAX

01-Dec-2016



CHICAGO: 206.25
CTA: 82.50
TOTAL: 288.75

16-23-316-006-0000 | 20161101682479 | 1-366-601-920

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

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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.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: **1535015024**

Executed by the undersigned on October 14, 2016:

Bank of America, N.A. (BANA)

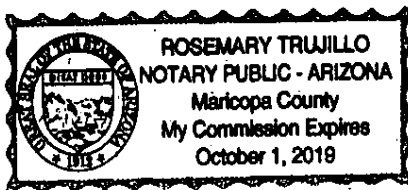
By: Anne Messmer 10-14-2016

Printed Name: Anne Carter Messmer

Its: Assistant Vice President (AVP)

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on October 14, 2016 by Anne Carter Messmer its AVP on behalf of Bank of America, N.A. who has produced AZ Drivers License 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.



Rosemary Trujillo 10-14-16
Notary Public Rosemary Trujillo

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**MUNICIPAL TRANSFER STAMP
(If Required)**

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

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

Date: _____

Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT CERTIFYING COPY OF CERTIFICATE OF ASSISTANT SECRETARY

STATE OF Pennsylvania
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.
4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 13th day of September, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 9/13/16

Christine Costamagna
Affiant's Signature

Christine Costamagna
Affiant's Name

SVP & Assistant Secretary
Affiant's Title

SWORN TO and subscribed before me this ___ day of _____, 20___, by _____, as an _____ of Bank of _____ America, N.A. He/she () is personally known to me or () produced _____ as identification. See attached form

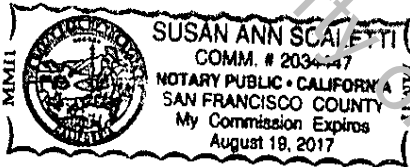
Notary Public

UNOFFICIAL COPY

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 San Francisco

Subscribed and sworn to (or affirmed) before me on this 13th day of September, 2016,
by Christine Costamagna, proved to me on the basis of
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Susan Ann Scaletti

Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A

[CERTIFICATE OF ASSISTANT SECRETARY]

[attached hereto]

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY

**CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION
a national banking association**

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

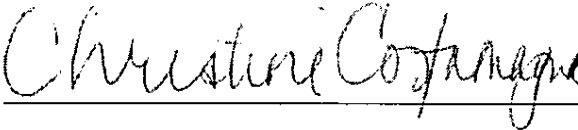
1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

Section 5.2. Execution of Instruments. All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 13th day of September, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION


 By: _____
 Christine Costamagna
 Assistant Secretary

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EXHIBIT A

FORECLOSURE SERVICES DOCUMENT EXECUTION ASSISTANT VICE PRESIDENTS

Agnew, Melanie Anne	Garcia, Marcela	Lewis Jr., Calvin
Ali, Shamim	Garcia, Marco Antonio	Lowden, Lisa Ann
Allred, Ann Louise	Garcia, Sylvia C.	Lyon, Christiny A.
Ayala, Wilfredo	Garcia, Yanira Izel	Maggiitt, Kenyetta Devon
Banda, Jamie Gonzales	Gibson, Janice R.	Mallow, Monja Melissa
Banks, Caressa Jenice	Gleason, Frances Cherrise	Manning, Shannon Annette
Barry, Darlene Jeannette	Goff, Maria Luz	Marks, Christine Lynn
Begum, Suhala	Gomez Kponton, Arlette Akouyo	Marquez, Ronald Romeo
Bell,Carolyn Wanjiku	Good, Kevin James	Marsh, Lorene Alford
Bolds, Rickey Trent	Griffin, Verlina Ann	Marsh, Shay Denise
Bowling, Karen Marie	Guardado, Margarita	Mathews, Rebekah Marie
Braby, Sherry LaSha	Guerrero, Myra P.	McDowell, Sabrina Allene
Bratton, Teylore Laurice	Guillen, Denise Jordan	McGinnis, Brent Travis
Brewer, Julie Ann	Hernando, Sonia Iliana	Messmer, Anne Carter
Briceno, Andrea Janay	Hill, Sharon Jean	Mitchell, Yasmin Y.
Bryan, Sandra Leyda	Holguin, Judy Lee	Montano, Victoria A.
Bush, Michael A.	Holt, Brian Benjamin	Moore, Tametka Renea
Cabanayan, Annie Serquina	Humphrys, Emily Marie	Morgan, Courtney Alice
Canastillo, Melba Barraza	Hushagen, Jeffrey Tyler	Morua, Norma Marie
Candelaria, Alma N.	Ingram, Angie A. A.	Navarro, Liliana R.
Carmody, Gabrielle Lynn	Isaac, Ashley Marie	Neff, Tamar Jewel Lillian
Carmona, Elvia	Iskierski, Denise Wall	Nunez, Alberto Feria
Carrillo, Matthew Caleb	Jackson, Adrian Lawrence	Nunez, Angela Marie
Case, Laurie Michelle	Jackson, Colette	Nunn, Sanetrick Darnell
Chartrand, Erica Ashley	Jameson Jr., Michael Lawrence	Ohara, Maureen J.
Chorney, Lori Diane	Jauregui, Karla Juliet	Okolita, Marlene V.
Clark, Amber Johnae	Johnson-Rieger, Andria D.	Oldham, Holly M.
Cramer, Caryn Elaine	Johnson, JaNell LaTrice	Ortega, Wanda Lucy
Crane, Jeremy Jerome	Johnson, Jennifer Mae	Osman, Robert Leon
Cruz, Kimberly Marie	Johnson, Stephen Allen	Pack, Judy Smith
Davis, Nicole J.	Joseph, Chasity Sharrell	Pena, Angie Graciela
Davis, Sherry Dvon	Keith-Tuttle, Elissa	Pham, Luan
DeBarros, Kimberly Nicole	Kerns, Kevin C.	Pham, TU-UYE VNU
Dennison, Evelyn Delores	Khamisani, Amna	Pilgrim, Sabrina Elyse
Dennison, Kevin Vaughn	Klapperich, Cory Donovan	Pittman, Lori Denise
Dockery, Brittany Marie	Kobylarek, Kelly Kathleen	Quahi, Cathreen Renee
Edwards, Carmeka Yushay	Kolomitz, Mandi L. J.	Quesada, Nicholas Ryan
Farkash, Patricia Ann	Koons, Karen Elaine	Ramos-Leyva, Yanneth
Fisher, Jared Robert	Kraft, Kayla Jo	Rhodes, Regina Lenale
Flannigan, Jonathan Glenn	Lajza, Jane Marie	Robinson, Gloria
Flood, Joseph F.	Landin, Lucinda	Robinson, Michele Renae
Francois, Regina Irving	Landry, Caroline Palacio	Rodriguez, John Carlos
Fuentes, Andra Robledo	Lansiquot, Siddhartha	Rogers, Frederick C.
Galante, Carolin	Laughlin, Bobbi Gaye	Rogers, Shaun Jermaine
Ganison, DeKendrick Kavon	Leach Jr., Kip David	Rougeau, Essie Malone
Ganison, Everly Jasmin	Letham, Amy D.	Ruiz De La Torre, Artemio

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Salazar, Brenda Aracely
Samuels, Ariel Mercedes
Sanchez, Dianna M.
Sanders, Chatanya Joyce
Santana, Christina L.
Schwartz, Abril
Sed, Asli Olad
Segui, Elsa Rebeca
Sevier, Wendy Covarrubias
Sharko, Lupita
Shears II, Clayton
Shehata, Jamie Leora
Sin, Sorn
Solano, Michael

Sorenson, Kelly Marie
Spiller, Adriel J.
Spiller, Roderick R.
Sulcer, Emily Lynn
Swink, Scott Edward
Tabish, Jennifer June
Thomas, Duane Wells
Thomas, Tramelle Martise
Thompson, Kelly Marie
Thompson, Ronald Allen
Tooks, Suprena Lanell
Ussery, Glenda Faye
Valenzuela, Michelle Jennifer
Vore, Christine Eliza

Walker, Grisel E.
Walker, Lisa Martin
Walter, Rachael Dawn
Washington, Symeon Sjolund
Wheaton, Odis James
White, Kristin Elizabeth
Wiley Jr., Dossey C.
Williams, Nichole Renee
Wilson, Alicia J.
Wilson III, Lewis
Wood, Christopher Scott
Woody, Michael Bruce

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