

# UNOFFICIAL COPY



Doc# 1717029049 Fee \$54.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2017 03:49 PM PG: 1 OF 9

Commitment Number: DS7151-17000212

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:  
Title 365 / Post-Closing  
345 Rouser Rd., Ste. 101, Coraopolis, PA 15108

Mail Tax Statements To: Catty Leticia Salgado and Dina Novillo: 1824 S. 49th Ct., Cicero, IL 60804

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**21-32-207-014-0000**

## SPECIAL WARRANTY DEED

**Bank of America, N.A.**, hereinafter grantor, whose tax-mailing address is **2505 W. Chandler Blvd., Chandler, AZ 85224**, for \$19,500.00 (Nineteen Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Catty Leticia Salgado and Dina Novillo**, hereinafter grantee, whose tax mailing address is **1824 S. 49th Ct., 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 14 in Block 8 in Robert Berger's Addition to Hyde Park, being a Subdivision of part of the North Half of the Southwest Fractional Quarter Section 32, Township 38 North, Range 15, East of the Third Principal Meridian as per Plat recorded November 2, 1882 in Book 17 of Plats, Page 71, in Cook County, Illinois**

**Property Address is: 8435 S. Mackinaw Avenue, Chicago, IL 60617-2628**

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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: **1514113101**

Executed by the undersigned on MAY 26, 2017:

Bank of America, N.A.

REAL ESTATE TRANSFER TAX		20-Jun-2017
	CHICAGO:	146.25
	CTA:	58.50
	TOTAL:	204.75

By:  05/26/17

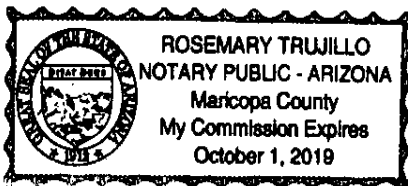
21-32-207-014-0000 | 20170601673001 | 1-378-248-128  
Total does not include any applicable penalty or interest due.

Printed Name: KEVIN JAMES GOOD

Its: ASSISTANT VICE PRESIDENT (AVP)

STATE OF ARIZONA  
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on MAY 26, 2017 by KEVIN JAMES GOOD its AVP on behalf of Bank of America, N.A. who has produced DRIVER 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 5-26-17  
Notary Public Rosemary Trujillo

REAL ESTATE TRANSFER TAX		20-Jun-2017
	COUNTY:	9.75
	ILLINOIS:	19.50
	TOTAL:	29.25

21-32-207-014-0000 | 20170601673001 | 0-582-772-160

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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

N/A

Property of Cook County Clerk's Office

**COOK COUNTY**  
**RECORDER OF DEEDS**

**COOK COUNTY**  
**RECORDER OF DEEDS**

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Exhibit

## 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 19<sup>th</sup> day of February, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 2/23/16

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

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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 23<sup>rd</sup> day of February 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 Scatlette

Deputy of Cook County Clerk's Office

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**Exhibit A**

**[CERTIFICATE OF ASSISTANT SECRETARY]**

*[attached hereto]*

**COOK COUNTY  
RECORDER OF DEEDS**

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**COOK COUNTY  
RECORDER OF DEEDS**

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# 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 19<sup>th</sup> day of February, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By:

  
Christine Costamagna  
Assistant Secretary

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## EXHIBIT A

### FORECLOSURE SERVICES DOCUMENT EXECUTION ASSISTANT VICE PRESIDENTS

Adams, Misty Ann	Fitts, Michael D.	Kraft, Kayla Jo
Agnew, Melanie Anne	Flannigan, Jonathan Glenn	Lajza, Jane Marie
Ali, Shamim	Flood, Joseph F.	Landin, Lucinda
Allred, Ann Louise	Francois, Regina Irving	Landry, Caroline Palacio
Anderson, Becky Lynn	Fuentes, Andra Robledo	Lansiquot, Siddhartha
Anderson, Mandi Leanne Jane	Gaire, Rajan	Laughlin, Bobbi Gaye
Ayala, Wilfredo	Galante, Carolin	Leach Jr., Kip David
Banda, Jamie Gonzales	Ganison, DeKendrick Kavon	Letham, Amy D.
Banks, Caressa Jessica	Ganison, Everly Jasmin	Lewis Jr., Calvin
Barry, Darlene Jeanette	Garcia, Marcela	Lowden, Lisa Ann
Begum, Suhala	Garcia, Marco Antonio	Lyon, Christiny A.
Bell, Carolyne Wanjiku	Garcia, Sylvia C.	Maggitt, Kenyetta Devon
Bell, Michelle Amber-Marie	Garcia, Yanira Izel	Mallow, Monja Melissa
Bolds, Rickey Trent	Gibson, Janice R.	Manning, Shannon Annette
Bolton, Patrick Xavier	Gleason, Frances Cherrise	Marks, Christine Lynn
Bowes, Richard Michael	Goff, Maria Luz	Marquez, Ronald Romeo
Bowling, Karen Marie	Gomez Kponton, Arlette Akouyou	Marsh, Lorene Alford
Braby, Sherry LaSha	Good, Kevin James	Marsh, Shay Denise
Bratton, Teylore Laurice	Griffin, Verlica Ann	Mathes, Aliscia Nicole
Brewer, Julie Ann	Guardado, Margarita	Mathews, Rebekah Marie
Briceno, Andrea Janay	Guerrero, Myra P.	McDowell, Sabrina Allene
Bryan, Sandra Leyda	Guillen, Denise Jordan	McGinnis, Brent Travis
Bush, Michael A.	Hernando, Sonia Iliana	Medlock, Jordan Todd
Cabanayan, Annie Serquina.	Hill, Sharon Jean	Messmer, Anne Carter
Carmona, Elvia	Hillman, Brittany Star	Mirambel, Maria Cinderella
Canastillo, Melba Barraza	Holt, Brian Benjamin	Mitchell, Yasmin Y.
Candelaria, Alma N.	Humphrys, Emily Marie	Montano, Victoria A.
Carmody, Gabrielle Lynn	Hushagen, Jeffrey Tyler	Moore, Tametka Renea
Carrillo, Matthew Caleb	Ingram, Angie A. A.	Morgan, Courtney Alice
Case, Laurie Michelle	Isaac, Ashley Marie	Morua, Norma Marie
Chartrand, Erica Ashley	Iskierski, Denise Wall	Moseley, Mitchell Craig
Chorney, Lori Diane	Jackson, Adrian Lawrence	Murray, Patricia Riordan
Clark, Amber Johnae	Jackson, Colette	Navarro, Liliana P.
Cramer, Caryn Elaine	Jameson Jr., Michael Lawrence	Neff, Tamar Jewel Lillian
Crane, Jeremy Jerome	Jauregui, Karla Juliet	Nunez, Alberto Feria
Cruz, Kimberly Marie	Johnson-Rieger, Andria D.	Nunez, Angela Marie
Davis, Nicole J.	Johnson, JaNell LaTrice	Nunn, Sanetrick Darnell
Davis, Sherry Dvon	Johnson, Jennifer Mae	Ohara, Maureen J.
DeBarros, Kimberly Nicole	Johnson, Stephen Allen	Okolita, Marlene V.
Dennison, Evelyn Delores	Joseph, Chasity Sharrell	Oldham, Holly M.
Dennison, Kevin Vaughn	Keith-Tuttle, Elissa	Ortega, Wanda Lucy
DiMonte, Joseph R.	Kerns, Kevin C.	Outman, Robert Leon
Dockery, Brittany Marie	Khamisani, Amna	Pack, Judy Smith
Dowdell, Lateef Issa	Klapperich, Cory Donovan	Palmer, Sandrisha Von-Say
Edwards, Carmeka Yushay	Kobylarek, Kelly Kathleen	Pena, Angie Graciela
Fisher, Jared Robert	Koons, Karen Elaine	Pham, Luan



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Pham, TU-UYEN NU  
 Pilgrim, Sabrina Elyse  
 Pittman, Lori Denise  
 Quahi, Cathreen Renee  
 Quesada, Nicholas Ryan  
 Ramos-Leyva, Yanneth  
 Reese, Michelle Annette  
 Rhodes, Regina Lenale  
 Rico, Angela Lita Artemisa  
 Robinson, Gloria  
 Robinson, Michele Renae  
 Rodriguez, John Carlos  
 Rogers, Frederick C.  
 Rogers, Shaun Jermaine  
 Rougeau, Essie Malone  
 Ruiz, Yolanda Maria  
 Ruiz De La Torre, Artemio  
 Salazar, Brenda Aracely  
 Samuels, Ariel Mercedes  
 Sanchez, Dianna M.

Sanders, Chatanya Joyce  
 Santana, Christina L.  
 Sargent, Jonathan Charles  
 Schwartz, Abril  
 Sed, Asli Otad  
 Segui, Elsa Rebeca  
 Sevier, Wendy Covarrubias  
 Sharko, Lupita  
 Shears II, Clayton  
 Shehata, Jamie Leora  
 Silva, Lidia Lopez  
 Sin, Som  
 Solano, Michael  
 Spiller, Adriel J.  
 Spiller, Roderick R.  
 Sulcer, Emily Lynn  
 Swink, Scott Edward  
 Tabish, Jennifer June  
 Thomas-Degroote, Margaret Ann  
 Thomas, Duane Wells

Thomas, Tramelle Martise  
 Thompson, Kelly Marie  
 Thompson, Ronald Allen  
 Thompson, Sylvester Michael  
 Tooks, Suprena Lanell  
 Ussery, Glenda Faye  
 Valenzuela, Michelle Jenifer  
 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  
 Woody, Michael Bruce

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