

UNOFFICIAL COPY

Mail to:
Wallace P. Hong
3712 N. Broadway Street,
Apt #402
Chicago, IL 60613



Doc# 2201922008 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 01/19/2022 10:13 AM PG: 1 OF 6


Property of Cook County Clerk's Office



SPECIAL WARRANTY DEED

THIS INDENTURE, made between **Bank of America, National Association**, whose mailing address is 7105 Corporate Drive, Plano, TX 75024, duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Wallace P. Hong**, whose address is 3712 N Broadway Street, Apt #402, Chicago, IL 60613- as party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$177,450.00, One Hundred Seventy Seven Thousand Four Hundred Fifty Dollars and no/100s) 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 the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all interest in the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See Attached Exhibit A [Legal Description Attached as Exhibit]

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING,
BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS
AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES;
EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND
DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF
RECORD AFFECTING THE PROPERTY.

REAL ESTATE TRANSFER TAX	19-Jan-2022
 CHICAGO:	1,331.25
CTA:	532.50
TOTAL:	1,863.75 *

REAL ESTATE TRANSFER TAX	19-Jan-2022
  COUNTY:	88.75
ILLINOIS:	177.50
TOTAL:	266.25

11-31-213-032-0000 | 20220101697174 | 0-388-755-088

11-31-213-032-0000 | 20220101697174 | 1-851-825-808

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

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Together with all and singular the hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the 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, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.”

PERMANENT REAL ESTATE INDEX NUMBER(S): **11-31-213-032-0000**
PROPERTY ADDRESS (ES): **1615 W. Greenleaf, Unit #A, Chicago, IL 60626**

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IN WITNESS WHEREOF, said party of the first part has caused on December 16, 2021

Bank of America, National Association by
ServiceLink NLS, LLC, as Attorney in Fact
for Bank of America, National Association

By: [Signature] 12/16/2021

Name: Charles Edward Hogue Jr.

Its: Assistant Vice President

State of Pennsylvania

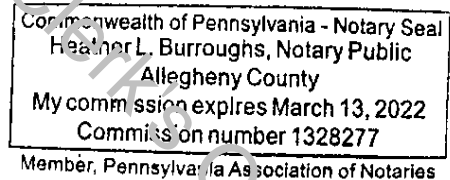
County Allegheny

The foregoing instrument was hereby acknowledged before me this 16 day
of December, 2021, by Charles Edward Hogue Jr. Assistant Vice President of
ServiceLink NLS, LLC, Attorney in Fact for Bank of America, National Association, on
behalf of said company. She/he is personally known to me or has produced driver
license as identification. Drivers License

[Signature] (Signature) (Stamp or Seal)
12/16/2021

Notary Public
Heather L. Burroughs
This Instrument was prepared by:

Codilis & Associates, P.C.
Christine Coates
15W030 N. Frontage Road
Burr Ridge, IL 60527



Please send subsequent Tax Bills to:

Wallace P. Hong
3712 N. Broadway Street, Apt #402
Chicago, IL 60613

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EXHIBIT A

THE WEST 24.21 FEET OF THE EAST 70.63 FEET OF THE NORTH 47.50 FEET OF A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF GREENLEAF AVENUE, 92 FEET AND 6 INCHES WEST OF THE NORTH EAST CORNER OF LOT 1 IN BLOCK 27 IN ROGERS PARK, IN SECTION 32 TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. THENCE WEST ON THE SOUTH LINE OF SAID GREENLEAF AVENUE, TO THE NORTH WEST CORNER OF LOT 22 IN THE SUBDIVISION OF LOTS 1 TO 7, INCLUSIVE, IN SAID BLOCK 27. THENCE SOUTH ON THE WEST LINE OF SAID LOT 22 TO THE SOUTH LINE OF SAID LOT 22, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 22 AND SAID SOUTH LINE EXTENDED EAST, TO A POINT 92 FEET 6 INCHES WEST OF THE SOUTH EAST CORNER OF LOT 3 IN SAID BLOCK 27: THENCE NORTH TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF LOT 6 IN THE COUNTY CLERKS DIVISION OF ALL OF THAT PART OF BLOCK 27 IN ROGERS PARK, LYING EAST OF A LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 21 TO THE SOUTH EAST CORNER OF LOT 8 IN SAID BLOCK 27 IN SAID ROGERS PARK, A SUBDIVISION OF THE NORTH EAST QUARTER AND THAT PART OF THE NORTH WEST QUARTER LYING EAST OF RIDGE ROAD OF SECTION 31 ALSO THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 32, ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS FOR GREENLEAF AVENUE IMPROVEMENT PROJECT AND EXHIBIT 'A' THERETO ATTACHED DATED JANUARY 22, 1963 AND RECORDED JANUARY 22, 1963 AS DOCUMENT 18703075 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 25, 1962 AND KNOWN AS TRUST NO. 18186, AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK, TRUST NO. 18186 RECORDED SEPTEMBER 3, 1966 AS DOCUMENT 19941390 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS:

THE WEST 4.0 FEET OF THE EAST 48.42 FEET (AS MEASURED ON THE NORTH LINE OF THE NORTH 136.17 FEET (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) OF A TRACT OF LAND DESCRIBED BELOW:

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ALSO

THE SOUTH 4.0 FEET OF THE NORTH 49.50 FEET (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) OF A TRACT OF LAND DESCRIBED BELOW:

ALSO

THE SOUTH 3.0 FEET OF THE NORTH 139.17 FEET (EXCEPT THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED PREMISES:

ALSO

THE WEST 8.0 FEET OF THE EAST 60.83 FEET (EXCEPT THE NORTH 136.17 FEET THEREOF) OF A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF GREENLEAF AVENUE, 92 FEET AND 6 INCHES WEST OF THE NORTH EAST CORNER OF LOT 1 IN BLOCK 27 IN ROGERS PARK, IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. THENCE WEST ON THE SOUTH LINE OF SAID GREENLEAF AVENUE, TO THE NORTH WEST CORNER OF LOT 22 IN THE SUBDIVISION OF LOTS 1 TO 7, INCLUSIVE. IN SAID BLOCK 27, THENCE SOUTH ON THE WEST LINE OF SAID LOT 22 TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 22 AND SAID SOUTH LINE EXTENDED EAST TO A POINT 92 FEET 6 INCHES WEST OF THE SOUTH EAST CORNER OF LOT 3 IN SAID BLOCK 27; THENCE NORTH TO THE PLACE OF BEGINNING. EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF LOT 6 IN THE COUNTY CLERKS DIVISION OF ALL OF THAT PART OF BLOCK 27 IN ROGERS PARK, LYING EAST OF A LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 21 TO THE SOUTH EAST CORNER OF LOT 8 IN SAID BLOCK 27 IN SAID ROGERS PARK, A SUBDIVISION OF THE NORTH EAST QUARTER AND THAT PART OF THE NORTH WEST QUARTER LYING EAST OF RIDGE ROAD OF SECTION 31, ALSO THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 32, ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE. ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BELOW.

ALL OF THE ABOVE EASEMENTS FALL IN A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF GREENLEAF AVENUE, 92 FEET AND 6 INCHES WEST THE NORTH EAST CORNER OF LOT 1 IN BLOCK 27 IN ROGERS PARK, IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST ON THE SOUTH LINE OF SAID GREENLEAF AVENUE, TO THE NORTH WEST CORNER OF LOTS 22 IN THE SUBDIVISION OF LOTS 1 TO 7, INCLUSIVE, IN SAID BLOCK 27; THENCE SOUTH ON THE WEST LINE OF SAID LOT 22 TO THE SOUTH LINE OF SAID LOT 22, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 22 AND SAID

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SOUTH LINE EXTENDED EAST, TO A POINT 92 FEET 6 INCHES WEST OF THE SOUTH EAST CORNER OF LOT 3 IN SAID BLOCK 27, THENCE NORTH TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF LOT 6 IN THE COUNTY CLERKS DIVISION OF ALL OF THAT PART OF BLOCK 27 IN ROGERS PARK, LYING EAST OF A LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 21 TO THE SOUTH EAST CORNER OF LOT 8 IN SAID BLOCK 27 IN SAID ROGERS PARK, A SUBDIVISION OF THE NORTH EAST QUARTER AND THAT PART OF THE NORTH WEST QUARTER LYING EAST OF RIDGE ROAD SECTION 31, ALSO THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 32, ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: **1615 W. Greenleaf, Unit #A, Chicago, IL 60626**