

UNOFFICIAL COPY

PREPARED BY:

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

Doc#: 2232549150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/21/2022 01:16 PM Pg: 1 of 5

MAIL TAX BILL TO:

Jerry Fort
18029 Marlin Lane
Homewood, IL. 60430

Dec ID 20221101692478
ST/CO Stamp 1-288-250-704 ST Tax \$66.00 CO Tax \$33.00
City Stamp 1-844-979-024 City Tax: \$693.00

MAIL RECORDED DEED TO:

Jerry Fort
18029 Marlin Lane
Homewood, IL. 60430

SPECIAL WARRANTY DEED

THE GRANTOR, Bank of America, N.A., of 7105 Corporate Dr, Plano, TX 75024, a corporation organized and existing under the laws of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, hereby GRANTS, BARGAINS, SELLS, AND CONVEYS to THE GRANTEE(S) Jerry Fort, of 18029 Marlin Lane Homewood,, IL 60430, all of in the following described land and the improvements thereon situated in the County of Cook, State of Illinois, described and known as follows:

LOT 140 IN BRITIGAN'S STEWART RIDGE ADDITION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-28-221-030-0000

PROPERTY ADDRESS: 12148 South Perry Ave., Chicago, IL 60628

Together with all and singular hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general real estate taxes not yet due or payable, any special assessments not yet due or 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.

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Special Warranty Deed - *Continued*

Dated this November 7, 2022

Bank of America, N.A.

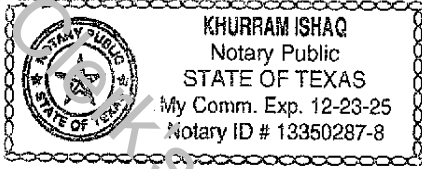
By: [Signature] 11/7/2022
Tyneria Renee McMillion
Assistant Vice President (AVP)

STATE OF TEXAS)
COUNTY OF DALLAS) SS.

SWORN TO and subscribed before me this 7th day of November 20 22, by Tyneria Renee McMillion, as an AVP of Bank of America, N.A. He/she () is known to me or (√) produced Driver's License as identification.

Given under my hand and notarial seal, this 7th day of NOVEMBER, 2022
[Signature] 11/07/2022
KHURRAM ISHAQ Notary Public
My commission expires: 12-23-25

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.



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National Title Affidavit (REO) – BOA as Owner

OWNER'S AFFIDAVIT AND CERTIFICATE OF DOMESTIC STATUS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, a notary public, on this day personally appeared Tynelia Renee McMillion [insert name of signer], who being first duly sworn, deposes and says that to the undersigned's best knowledge, which knowledge is based solely upon the undersigned's review of the appropriate business and property records prepared by or provided to Bank of America, N.A., a national association ("BANA"):

1. I am the Assistant Vice President [insert title of signer] of Bank of America, N.A., a national association.

2. This Affidavit is made for the purpose of inducing Attorney's Title Guaranty Fund ("Title Company") to insure title to the Property described below in connection with a sale ("Sale") of such Property by or at the direction of BANA.

3. BANA is the owner of that certain real property described as follows (the "Property").

See Attached Exhibit "A"

4. No unrecorded agreements have been entered into with respect to the Property by or at the direction of BANA, no material has been furnished by or at the direction of BANA to the Property, and no labor has been performed by or at the direction of BANA to the Property, for which payment will not be made in a timely manner. BANA hereby agrees to indemnify and hold the Title Company harmless from and will pay any and all loss, costs or damages, including reasonable attorney's fees which the Title Company may incur or become liable for under its commitment or policy of title insurance insuring the Property Sale as a direct result of: (i) the Title Company's reliance on the truth of the statements made in this Paragraph 4, (ii) the filing of a lien against the Property by any contractor or materialman who supplied labor or materials to the Property at the direction of BANA, (iii) the filing of a Federal or State tax lien against BANA during the period of BANA's ownership of the Property that encumbers title to the Property, or (iv) a judgment or claim against BANA that encumbers title to the Property during the period of BANA's ownership of the Property.

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National Title Affidavit (REO) – BOA as Owner

5. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by BANA, the undersigned hereby certifies the following on behalf of BANA: BANA is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); BANA is not a disregarded entity as defined in § 1.1445-2(b)(2)(iii); BANA's U.S. employer identification number is #94-1687665 and BANA's office address is C/O: 7105 Corporate Dr., Plano, TX 75024. BANA understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of BANA.

By: [Signature] 11/7/2022
 Bank of America, N.A.

Print Name: Tyneria Dence McMillion
Assistant Vice President

State of TEXAS)
 County of DALLAS)

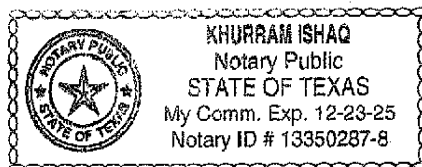
Sworn to and subscribed before me on the 7th day of November, 20 22, by
Tyneria Dence McMillion

[Signature] 11/07/2022

(Notarial Seal)

Notary Public

KHURRAM ISHAQ



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National Title Affidavit (REO) – BOA as Owner

Exhibit "A"

Legal Description

LOT 140 IN BRITIGAN'S STEWART RIDGE ADDITION, BEING A
SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property Address:

12148 South Perry Chicago, IL 60628