

UNOFFICIAL COPY



13225340740

After recording send to:
Merit Title LLC
13700 W Greenfield Ave
Brookfield WI 53005

Doc#: 1322534074 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2013 03:05 PM Pg: 1 of 3

Send subsequent tax bills to:
Tracy Scott and Keisha Scott
2316 South 24th Avenue
Broadview, IL 60155

SFH-201360 50.0
(1 of 1)

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 29 day of July, 2013, by and between The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-6 ("Grantor") and Tracy Scott and Keisha Scott ("Grantee").

WITNESSETH: That for and in consideration of \$44,000.00 and other good and valuable consideration in hand paid, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate:

The North 50 feet of the South 150 feet of Lot 116 in Broadview, a Subdivision in Section 22, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, and releasing and waiving all rights by virtue of homestead exemption under the laws of the State of Illinois.


Address of Property: 2413 South 19th Avenue, Broadview, IL 60155,

Permanent Real Estate Index Number: 15-22-119-008-0000

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WITNESS the signature of the Grantor the day and year first above written.

The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-6

By: 
Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. FKA Countrywide Home Loans Servicing, L.P., as Attorney in Fact

Shanda Kreuzer, AVP

STATE OF AZ)

COUNTY OF Maricopa)

) SS

REAL ESTATE TRANSFER 08/13/2013



COOK	\$22.00
ILLINOIS:	\$44.00
TOTAL:	\$66.00

15-22-119-008-0000 | 20130801600289 | 2QE9FH

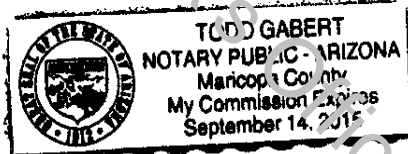
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shanda Kreuzer AVP, Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. FKA Countrywide Home Loans Servicing, L.P., as Attorney in Fact for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005 6, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day
of July 2013.

Notary Public Todd Gabert

My Commission expires 9/14/15

IMPRESS SEAL HERE



This document prepared by:

Annie M. Schumacher

Merit Title LLC

13700 W Greenfield Ave

Brookfield, WI 53005

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

8/2/2013

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RECORDER OF Cook COUNTY

PLAT ACT AFFIDAVIT

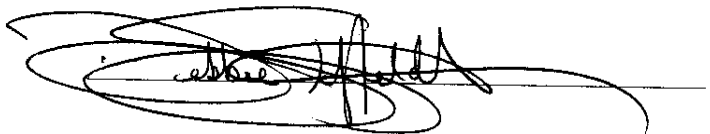
STATE OF ILLINOIS)
COUNTY OF Kendall) SS

Debbie Stafford, being duly sworn on oath, deposes and states that she does business at Wheatland Title Guaranty, 105 West Veterans Parkway, Yorkville, Illinois 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

- 1 The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



SUBSCRIBED AND SWORN TO
BEFORE ME THIS 9 DAY
OF August, 20 13

Linda V. Lis
Notary Public

