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Doc#: 1405529093 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 02/24/2014 03:05 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 510
Chicago, IL 60606

After Recording Return To:

Stella Equities, LLC
2125 E 83rd street
Chicago, IL 60617

REAL ESTATE TRANSFER 02/24/2014



CHICAGO:	\$90.00
CTA:	\$36.00
TOTAL:	\$126.00

25-28-117-005-0000 | 20140201601728 | PX1FF5

SPECIAL WARRANTY DEED

THIS INDENTURE made this 2nd day of January, 2014, between **The Bank of New York Mellon, f/k/a The Bank of New York, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-3, Mortgage-Backed Pass-Through Certificates, Series 2002-3**, hereinafter ("Grantor"), and **Stella Equities, LLC, An Illinois Limited Liability Company**, whose mailing address is **2125 E 83rd street, Chicago, IL 60617** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Eleven Thousand Nine Hundred Twenty-Four Dollars (\$11,924.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **12115 South Emerald Avenue, Chicago, IL 60628**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

REAL ESTATE TRANSFER 02/24/2014



COOK	\$6.00
ILLINOIS:	\$12.00
TOTAL:	\$18.00

25-28-117-005-0000 | 20140201601728 | RSAHA0

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

Property of Cook County Clerk's Office

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Executed by the undersigned on January 22, 2014:

GRANTOR:

The Bank of New York Mellon, f/k/a The Bank of New York,
as Indenture Trustee for the registered holders of ABFS
Mortgage Loan Trust 2002-3, Mortgage-Backed Pass-Through
Certificates, Series 2002-3

By: Jennifer Weinstock

By: **Ocwen Loan Servicing, LLC as Attorney-in-Fact**

Name: **Jennifer Weinstock**

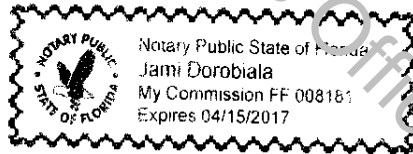
Title: Contract Management Coordinator

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Weinstock, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for The Bank of New York Mellon, f/k/a The Bank of New York, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-3, Mortgage-Backed Pass-Through Certificates, Series 2002-3** and 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 as such Contract Management Coordinator [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Contract Management Coordinator, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of January, 2014

[Signature]
Commission expires , 2014
Notary Public
Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:
Stella Equities, LLC
2125 E 83rd street
Chicago, IL 60617

POA recorded simultaneously herewith

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Exhibit A
Legal Description

LOT 32 (EXCEPT THE SOUTH 5 FEET) AND THE SOUTH 10 FEET OF LOT 33 IN BLOCK 35 IN WEST PULLMAN, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-28-117-005-0000

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Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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