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Doc#: 1408547012 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2014 09:17 AM Pg: 1 of 4

Property of Cook County Clerk's Office

Commitment Number: 3219346

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 Return To:
ServiceLink, LLC 63249344
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: ANA COSTACHE: 10219 S KOMENSKY AVE, UNIT 1-D, OAK
LAWN, IL 60453

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
24-10-419-045-1007

SPECIAL WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9, whose mailing address is 2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224, hereinafter grantor, for \$43,100.00 (Forty Three Thousand Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to ANA COSTACHE, hereinafter grantee, whose tax mailing address is 10219 S. KOMENSKY AVE., UNIT 1-D, OAK LAWN, IL 60453, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, being known and designated as follows:

Unit Number 1D as delineated on the survey of the following described parcel of real estate (hereinafter referred to as parcel) Lot 2 of Komensky Avenue Resubdivision Unit 3 of that part of the East 1/2 of the Southeast 1/4 of Section 10, Township 37 North, Range 13 East of

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the Third Principal Meridian which survey is attached as exhibit "A" to Declaration of Condominium made by First National Bank of Evergreen Park as trustee under Trust Number 2144 recorded July 28, 1972 as Document 21994343 together with an undivided 6% interest in said parcel (excepting from said parcel the property and space comprising all the units thereof as defined and set forth in said declaration and survey) in Cook County, Illinois.

Property Address is: 10219 S KOMENSKY AVE., UNIT 1-D, OAK LAWN, IL 60453

Seller 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 seller acquired title.

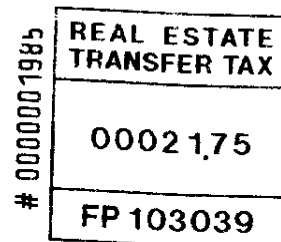
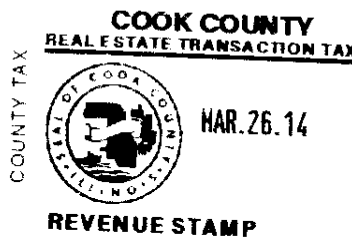
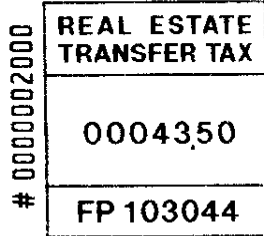
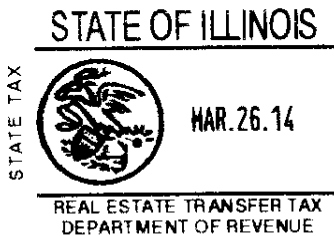
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession

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.

Prior instrument reference: 1334044000

Village of Oak Lawn 01257

Village of Oak Lawn 01093



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Executed by the undersigned on Mach 12 , 2014:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

By: *[Signature]*

Lupe Zapata

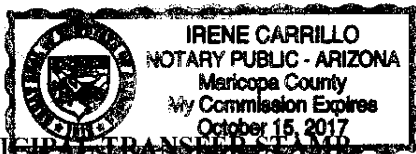
Name: _____

Its: AVP

A **Power of Attorney** relating to the above described property was recorded on 10/16/2013 at Document Number: 1328957018.

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on Mach 12 , 2014 by Lupe Zapata its AVP on behalf of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact** who is personally known to me or has produced AZ/DL 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.



[Signature]
Notary Public Irene Carrillo

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

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

State of Illinois PA

} SS.

County of ~~Beaver~~ Allegheny

Deborah Kell, being duly sworn on oath, states that The Bank of New York Mellon resides at 2505 W Chandler Blvd. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Chandler AZ 85334

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 3. The divisions of lots or blocks of less than one 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 between owners of adjoining and contiguous land.
 5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes 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. Conveyances made to correct descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Deborah Kell

SUBSCRIBED and SWORN to before me

this 24 day of March, 2014

Mark J. Appugliese