



Doc#: 1414701059 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2014 12:02 PM Pg: 1 of 6

FIRST AMERICAN TITLE
ORDER # 259,2243

This Document Prepared By:

Tammy A. Geiss, Esq
15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

After Recording Return To:

Maria G. Ayala
1401 N. 17th Avenue
Melrose Park, IL 60160

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of April, 2014, between Wells Fargo Bank, NA as Trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001, hereinafter ("Grantor"), and Maria G. Ayala, whose mailing address is 1412 N. 20th Ave. Melrose Park, IL 60160, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), 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 1401 N. 17th Avenue, Melrose Park, IL 60160

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	05/16/2014
COOK	\$63.25
ILLINOIS:	\$126.50
TOTAL:	\$189.75



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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

UNOFFICIAL COPY

Executed by the undersigned on April 21, 2014 :

GRANTOR:

Wells Fargo Bank, NA as Trustee for Freddie Mac Securities
REMIC Trust, Series 2005-S001, by JPMorgan Chase Bank, National Association, its Attorney
in Fact

By: Shannon Flanigan
Name: Shannon Flanigan
Title: Vice President APR 21 2014

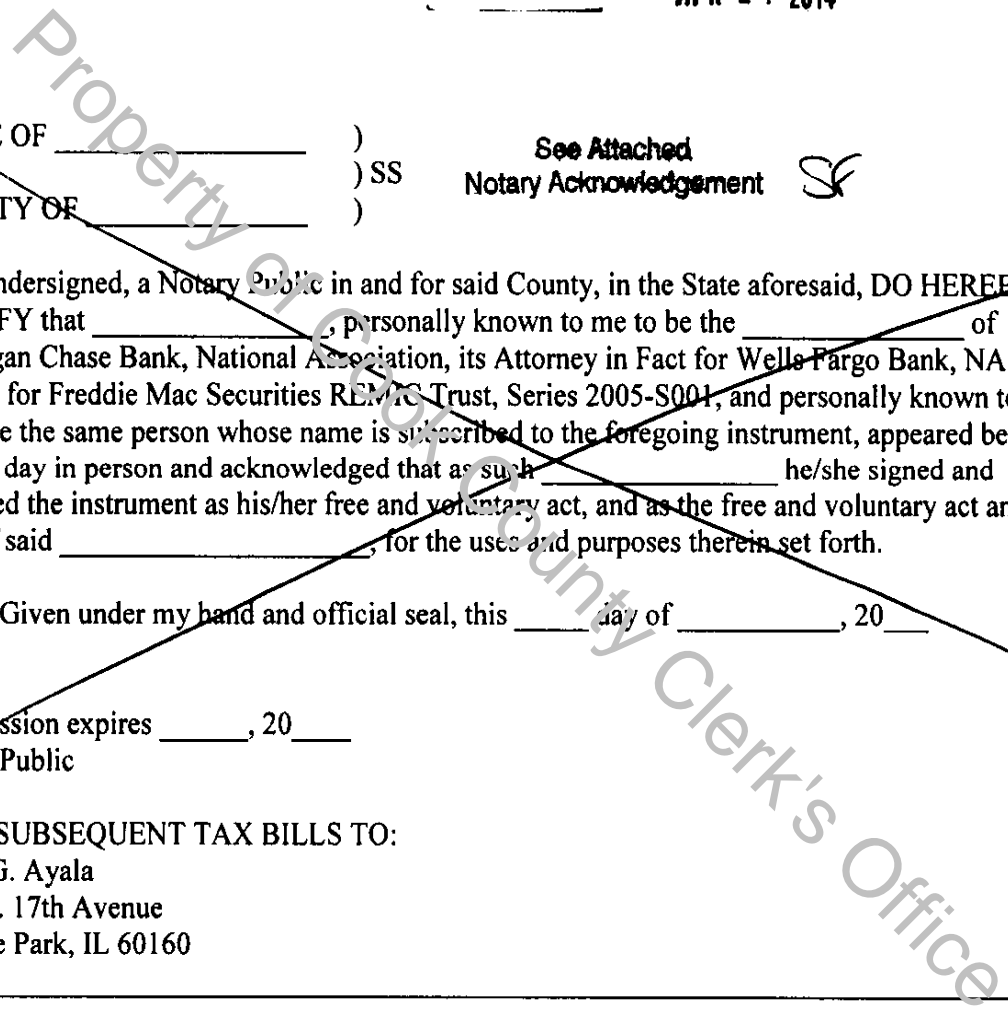
STATE OF _____)
) SS See Attached
COUNTY OF _____) Notary Acknowledgement SF

~~I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of JPMorgan Chase Bank, National Association, its Attorney in Fact for Wells Fargo Bank, NA as Trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001, 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 _____ 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 _____, for the uses and purposes therein set forth.~~

~~Given under my hand and official seal, this _____ day of _____, 20___~~

Commission expires _____, 20___
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Maria G. Ayala
1401 N. 17th Avenue
Melrose Park, IL 60160



UNOFFICIAL COPY

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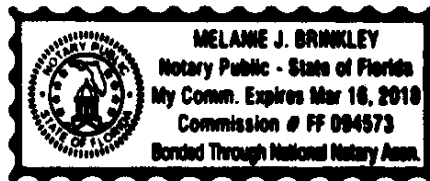
Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 21, 2014, by Shannon Flanigan, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, N.A. as trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001, on behalf of the corporation. He/she is personally known to me.

X Melanie J. Brinkley
Notary Public



(seal)

Printed Name: Melanie J. Brinkley

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ok

Exhibit A Legal Description

LOTS 9 AND 10 IN BLOCK 78 IN MELROSE, SAID MELROSE BEING A SUBDIVISION OF LOTS 3, 4 AND 5 OF THE SUPERIOR COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3, WITH ALL THAT PART OF SECTION 10, LYING NORTH OF RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-03-400-008-0000 and
15-03-400-009-0000

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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.

Property of Cook County Clerk's Office