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14154470130

Doc#: 1415447013 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/03/2014 11:49 AM Pg: 1 of 4

Commitment Number: 3156650

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
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: QCD FINANCIAL, LLC, an Illinois Limited Liability Company:
3 Grand SQ #212, Hinsdale, IL 60521

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-16-216-046

SPECIAL WARRANTY DEED

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-14, whose mailing address is 2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224, hereinafter grantor, for \$525.00 (Five Hundred Twenty Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to QCD FINANCIAL, LLC, an Illinois Limited Liability Company, hereinafter grantee, whose tax mailing address is 3 Grand SQ #212, Hinsdale, IL 60521, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, being more particularly described as follows:

Lot 1 in Subdivision of Lot 1 to Snip's Subdivision of Lot 25 and the South 4 acres of Lot 24 in School Trustee's Subdivision of Section 16, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

4

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Property Address is: 10550 S STATE ST, CHICAGO, IL 60628.

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: 1017918082

City of Chicago
Dept. of Finance
665334



Real Estate
Transfer
Stamp


\$10.50

Batch 7,975,099

4/25/2014 10:08
dr00198

STATE TAX

STATE OF ILLINOIS



JUN.-3.14


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002094

REAL ESTATE TRANSFER TAX
0000.100
FP 103044

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN.-3.14

REVENUE STAMP

0000002079

REAL ESTATE TRANSFER TAX
00000.50
FP 103039

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Executed by the undersigned on April 3, 2014:

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-14, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

By: Irene Carrillo

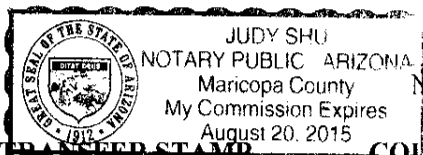
Name: Irene Carrillo

Its: AUP

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

STATE OF AZ
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on April 3, 2014 by Irene Carrillo its AUP on behalf of **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-14, 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 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.



Judy Shu
Notary Public Judy Shu

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

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ PA

} SS.

County of Allegheny

Deborah Kull, 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: mail code AZ 1-805-03-03
Chandler AZ 85224

- 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 Kull

SUBSCRIBED and SWORN to before me

this 2 day of May, 2014.
Mary M. Goddard

