

# UNOFFICIAL COPY



Doc#: 1430304019 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/30/2014 09:23 AM Pg: 1 of 2

SPECIAL WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS:  
That 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 2005-13  
herein called 'GRANTOR',

whose mailing address is:  
7360 S Kyrene, Tempe AZ 85283  
FOR AND IN CONSIDERATION OF  
TEN and NO/100 DOLLARS, and other good  
and valuable consideration, to it in hand paid by the party or parties identified below as  
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

ANAM QADRI, 1670 HICKS RD. ROWING MEADOWS, IL 60008

called 'GRANTEE' whose mailing address is:  
all that certain real property situated in Cook County, Illinois and more particularly  
described as follows:

PARCEL 1:  
UNIT 2 AREA 28 LOT 3 IN SHEFFIELD TOWN UNIT 2 BEING IN A SUBDIVISION OF  
PART OF THE WEST 1/2 OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH,  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT  
THEREOF RECORDED JUNE 12, 1970 AS DOCUMENT NO: 21182109 IN COOK  
COUNTY, ILLINOIS

PARCEL 2:  
EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS DEFINED  
IN DECLARATION RECORDED OCTOBER 23, 1970 AS DOCUMENT NO: 21298600 IN  
COOK COUNTY, ILLINOIS.

Permanent Tax No.: 07-17-103-173-0000  
Address of Property: 1807 Largo Ct., Schaumburg, IL 60194 - 2227

TO HAVE AND TO HOLD the above described premises, together with all the rights  
and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs,  
successors and assigns forever, subject to: (a) covenants, conditions and restrictions of  
record; (b) private, public and utility easements and roads and highways, if any; (c) party  
wall rights and agreements, if any; (d) special taxes or assessments for improvements not  
yet completed, if any; (e) installments not due at the date hereof of any special tax or  
assessment for improvements heretofore completed, if any; (f) general real estate taxes  
not yet due or payable; (g) building code violations and judicial proceedings relating  
thereto, if any; (h) existing zoning regulations; (i) encroachments if any, as may be  
disclosed by a plat of survey; (j) drainage ditches, drain tiles, feeders, laterals and  
underground pipes, if any; and (k) all mineral rights and easements in favor of mineral  
estate.

CT REC- WSS 13123- 2/2 MK

S Y  
P 2  
S N  
GC Y  
INT 12

Loan # 89424883

BOX 334 CTF

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Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

The GRANTEE, or Purchaser, of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the GRANTOR's execution of this deed.

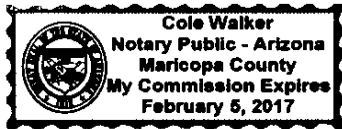
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 25 day of SEPT, 2014 in its name by Bradley S. Johnson its AVP thereunto authorized by resolution of its board of directors.

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 2005-13 by GREEN TREE SERVICING, LLC, its attorney in fact

Bradley S. Johnson

STATE OF ARIZONA  
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 25 day of SEPT, 2014 by Bradley S. Johnson as AVP of GREEN TREE SERVICING, LLC.



[Signature]  
NOTARY PUBLIC

MAIL TO:  
KEVIN DILON  
6650 N. NORTHWEST HWY  
SUITE 300  
CHICAGO, IL 60631-1307

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
25382 \$87.00

This instrument prepared by:  
KENNETH D. SLOMKA, SLOMKA LAW GROUP  
15255 S. 94<sup>TH</sup> AVENUE, SUITE 602, ORLAND PARK, IL 60462

Permanent Tax No.: 07-17-103-173-0000  
Address of Property: 1807 Largo Ct., Schaumburg, IL 60194

REAL ESTATE TRANSFER TAX 07-Oct-2014

		COUNTY:	43.25
		ILLINOIS:	86.50
		TOTAL:	129.75

07-17-103-173-0000 | 20140901634024 | 1-932-151-936

Loan # 89424883