

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1435004091 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/16/2014 02:28 PM Pg: 1 of 2

KNOW ALL MEN BY THESE PRESENTS:  
That THE BANK OF NEW YORK MELLON F/K/A  
THE BANK OF NEW YORK AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF THE  
CWABS, INC. ASSET-BACKED CERTIFICATES,  
SERIES 2005-17 who acquired title as  
THE BANK OF NEW YORK MELLON  
TRUST COMPANY N.A. AS TRUSTEE  
FOR CWABS ASSET-BACKED CERTIFICATES  
TRUST 2005-17 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:

CARTE BLANCHE PROPERTIES, INC.

called 'GRANTEE' whose mailing address is: 38 Pine Tree Ln., Burr Ridge, IL 60527 all  
that certain real property situated in COOK County, Illinois and more particularly  
described as follows:

LOT 29 IN BLOCK 41 IN VILLAGE OF PARK FOREST AREA NUMBER 4, BEING  
A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST  
1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
JUNE 25, 1951 AS DOCUMENT NO. 15107640, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 31-36-108-017-0000  
Address of Property: 226 Marquette St. Park Forest, IL 60466

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, its 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.

Loan # 82235836

RECORDED 115 15 00 00 00

BOX 334 CT1

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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 18<sup>th</sup> day of November, 2014 in its name by Bradley S. Johnson its Attorney thereunto authorized by resolution of its board of directors.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17 who acquired title as THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS TRUSTEE FOR CWABS ASSET-BACKED CERTIFICATES TRUST 2005-17

by Green Tree Servicing, LLC its attorney in fact

Bradley S. Johnson

(AFFIX SEAL)

STATE OF ARIZONA  
COUNTY OF MARICOPA

REAL ESTATE TRANSFER TAX

26-Nov-2014



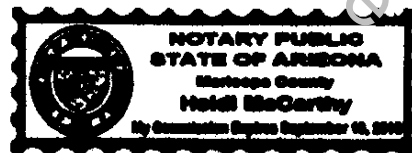
COUNTY:	11.25
ILLINOIS:	22.50
TOTAL:	33.75

31-36-108-017-0000 | 20141101646040 | 0-307-024-512

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 2014 by Bradley S. Johnson as AVP of Green Tree Servicing, LLC

Heidi McCarthy  
NOTARY PUBLIC

After Recording  
MAIL TO:  
Peter J. Faraci  
4411 N Northwest Hwy  
Ste 340  
Park Ridge, IL 60068



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.: 31-36-108-017-0000  
Address of Property: 226 Marquette St. Park Forest, IL 60466

Loan # 82235836

mail tax bill to:  
Carte Blanche Properties, LLC  
38 Pine Tree LN  
Burr Ridge, IL 60527