

UNOFFICIAL COPY

2015-02619-PT

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)



Doc#: 1525949197 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2015 02:45 PM Pg: 1 of 2

MAIL TO:

Attorney at Law
Chris Katsenes
14310 S. Jefferson Avenue
Orland Park, IL 60462

NAME & ADDRESS OF TAXPAYER:

Gary Rice Jr.
~~2526 W. Walter Zimny Dr.~~ 242 W
Posen, IL 60469 147TH ST
HARVEY, IL 60426

THE GRANTOR: 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 2006-25, a corporation created and existing under and by virtue of the laws of the State of NY and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Gary Rice Jr., of 262 W. 147th St., Harvey, IL 60426, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 2 IN KRIZIK RESUBDIVISION NUMBER 2 OF THE WEST 1/2 (EXCEPT FROM SAID WEST 1/2 OF THE EAST 33.00 FEET AND ALSO EXCEPT THE WEST 33.00 FEET THEREOF OF THE NORTH 142.00 FEET OF THE SOUTH 175.00 FEET OF LOT 26 IN ROBERTSON AND YOUNG'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her 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 incumbered 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 28-12-227-111-0000
Property Address: 2526 W. Walter Zimny Dr., Posen, IL 60469

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X AV President, this 19 day of AUGUST, 2015.

IMPRESS
CORPORATE SEAL
HERE

Name of Corporation: 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 2006-25 Specialized Loan Servicing LLC as Attorney in Fact

By X _____ (SEAL)
Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing LLC

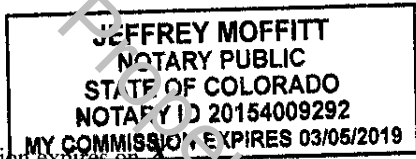
Jeff Harnish, Assistant Vice President
Specialized Asset Management, LLC
as Attorney in Fact
For Specialized Loan Servicing, LLC

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STATE OF COLORADO)
County of DOUGLAS)

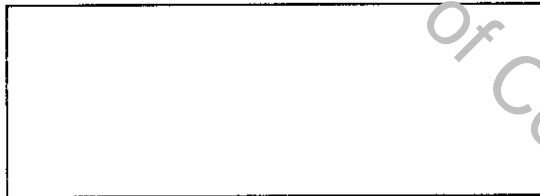
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
X **Jeff Hamish** personally known to me to be the X AU President of Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing LLC, as Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such AU President, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18 day of August, 2015



X [Signature]
Notary Public

My commission expires on _____, 20____



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**COOK COUNTY
REAL ESTATE TRANSACTION TAX**



SEP. 16. 15

REVENUE STAMP

0000001822

**REAL ESTATE
TRANSFER TAX**

00035.75

FP 103052

NAME AND ADDRESS OF PREPARER:

Anselmo Lindberg Oliver LLC
1771 W. Diehl Road, Suite 250
Naperville, IL 60563

Property Address: 2526 W. Walter Zimny Dr., Posen, IL 60469

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STATE OF ILLINOIS



SEP. 16. 15

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001750

**REAL ESTATE
TRANSFER TAX**

00071.50

FP 103049

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593SAM

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TO

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FROM

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WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111