

# UNOFFICIAL COPY



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This Document Prepared By:

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

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/28/2015 02:55 PM Pg: 1 of 5

After Recording Return To:

Milan Marek
2120 South 4th Avenue
Maywood, IL 60153

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 6 day of MAY, 2015, between **The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Milan Marek – a single person**, whose mailing address is **2120 South 4th Avenue, Maywood, IL 60153** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Six Thousand Four Hundred Twenty Dollars (\$26,420.00), 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 **2120 South 4th Avenue, Maywood, IL 60153**.

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

VILLAGE OF MAYWOOD

\$ 108,00

7-1-2015  
Estate Transfer Tax Paid

A

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matters set forth on Exhibit B.

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

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Executed by the undersigned on 5/6, 2015:

**GRANTOR:**

**The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1**

By: Jaqueline S. Michalisco

**By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact**

Name: Jaqueline S. Michalisco

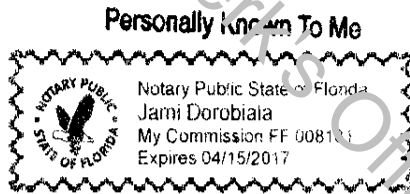
Title: Contract Management Coordinator

STATE OF FLORIDA,  
COUNTY OF PAWLETT SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jami Dorobiala, personally known to me to be the Attorney-In-Fact of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1** 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 Jami Dorobiala [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 Jami Dorobiala, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of MAY, 2015.

Commission expires 04/15/2017, 2017  
Notary Public Jami Dorobiala



**SEND SUBSEQUENT TAX BILLS TO:**  
**Milan Marek**  
**2120 South 4th Avenue**  
**Maywood, IL 60153**

**POA recorded simultaneously herewith**

REAL ESTATE TRANSFER TAX		24-Sep-2015
COUNTY:		13.25
ILLINOIS:		26.50
TOTAL:		39.75

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**Exhibit A**  
Legal Description

THE NORTH 40 FEET OF LOT 3 IN BLOCK 13 IN THE STANNARD'S SECOND ADDITION TO MAYWOOD, A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-14-328-011-0000

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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.

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