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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2015 09:47 AM Pg: 1 of 4

Dec ID 20150901630450
ST/CO Stamp 1-329-184-640 ST Tax \$65.50 CO Tax \$32.75

Property of Cook County Clerk's Office

(Space above for Recording Info)

Special Warranty Deed

W55064645 1 of 1 CTREO (MP)

UNOFFICIAL COPY**SPECIAL WARRANTY DEED****KNOW ALL MEN BY THESE PRESENTS:**

That THE BANK OF NEW YORK MELLON
 FKA THE BANK OF NEW YORK AS
 TRUSTEE (CWALT 2006-15CB)

herein called 'GRANTOR',

whose mailing address is:

4425 Ponce De Leon Blvd.,
 Coral Gables, FL 33146

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:

SAMWEEL AKHNOUKH

Called 'GRANTEE' whose mailing address is:

All that certain real property situated in COOK County, Illinois and more particularly described as follows:

UNIT NUMBER 3B AND G7 IN TIFFANY MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 50 IN COLONADES, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 36 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 23, 1995 AS DOCUMENT NUMBER 95406295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Permanent Tax No.: 27-13-409-027-1010 AND 27-13-409-027-1019

Address of Property: 7325 W. Tiffany Drive Unit 3 B Orland Park IL 60462

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEES, his heirs or 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) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

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GRANTOR will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, and no others.

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 25TH day of SEPTEMBER, 2015 in its name by SONIA ASENCIO its ASSISTANT SECRETARY thereunto authorized by resolution of its board of directors.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2006-15CB)
BY BAYVIEW LOAN SERVICING, LLC its attorney in fact

Sonia
SONIA ASENCIO
ASSISTANT SECRETARY

(AFFIX SEAL)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 25TH day of SEPTEMBER, 2015 by SONIA ASENCIO as ASSISTANT SECRETARY of BAYVIEW LOAN SERVICING, LLC.



[Signature]
NOTARY PUBLIC

MAIL TO:
SAMWEEL AKHNOUKH
8019 MALLOW DR
TINLEY PARK IL 60477

This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94th Avenue, Suite 602
Orland Park, IL 60462

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