

# UNOFFICIAL COPY



Doc#: 1600639036 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/06/2016 09:59 AM Pg: 1 of 4

File Number: 10305

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
Avenue 365 Lender Services  
401 Plymouth Road, Ste 550  
Plymouth Meeting, PA 19462

**TRANSFER STAMP**  
CERTIFICATION OF COMPLIANCE

*Village of Broadview*

*12-17-2015*

Mail Tax Statements To: Robert Blattner, *1309 In Tece Lane, Elmhurst IL 60124*

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
15-22-204-021-0000

## LIMITED WARRANTY DEED

THE BANK OF NEWYORK MELLON FKA THE BANK OF NEWYORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OH1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OH1, whose mailing address is c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place Suite 110, Greenville, SC 29601, hereinafter grantor, for \$81,500.00 (Eighty One Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Robert Blattner, a married person, hereinafter grantee, whose tax mailing address is 10500 W. Celanah Road, Westchester, IL 60184, the following real property:

S Yes  
P H  
S N  
M N  
C Yes  
E Yes  
INT sw

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF Illinois, AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:  
THE SOUTH 50 FEET OF THE NORTH 150 FEET OF LOT 41 IN BROADVIEW, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST

**UNOFFICIAL COPY**

**OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF**

**RECORDED MARCH 12, 1891 AS DOCUMENT 1432437, IN COOK COUNTY, ILLINOIS.**

**Parcel ID: 15-22-204-021-0000**

**Being the same premises conveyed unto Kelly Taylor and Michele Taylor, not as tenants in common, but as joint tenants, by virtue of Deed from Phillip H. Cooper, Divorced and not since remarried dated February 28, 2005, recorded March 16, 2005 in Instrument #0507541024, Cook County, IL**

**Property Address is: 2239 South 13th Avenue, Broadview, IL 60155**

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1510744041**

**REAL ESTATE TRANSFER TAX**



15-22-204-021-0000 | 20151201651644 | 0-796-970-048

05-Jan-2016

COUNTY:	40.75
ILLINOIS:	81.50
TOTAL:	122.25

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"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

"The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

- i. all easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "property")
- ii. all valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located
- iii. all restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the property, but only to the extent that same are still in effect
- iv. all presently recorded instruments (other than liens and conveyances by, through or under the grantor) that affect the property and any portions s) thereof
- v. ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the absence of improvements, if any, on the property), ownership, or both, the payment of which grantee assumes
- vi. any conditions that would be revealed by a physical inspection and survey of the property."

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Executed by the undersigned on 12/2, 2015:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OH1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OH1 by its attorney in for fact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

*FOA Recorded 6/24/14  
Inst # 1417715010*

By: *Shawn Garrison*

Name: Shawn Garrison

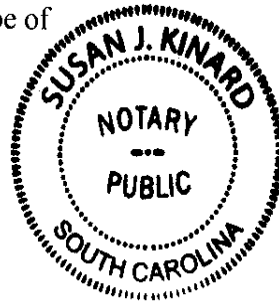
Its: AVP

STATE OF SC  
COUNTY OF Anderson

The foregoing instrument was acknowledged before me this 2 day of 12, 20 15, by Shawn Garrison (name of officer or agent) as AVP (title of officer or agent) of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact for THE BANK OF NEWYORK MELLON FKA THE BANK OF NEWYORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OH1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OH1 (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

**SUSAN J. KINARD**  
Notary Public, State of South Carolina  
My Commission Expires 10/23/2025

*Susan J. Kinard*  
Notary Public



MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative