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Doc#: 1606946040 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 01:13 PM Pg: 1 of 3

124
Mail to:
Garfield Investments LLC
7831 N Odell Ave
Niles, IL 60714

Dec ID 20160101661056
ST/CO Stamp 1-987-934-784 ST Tax \$55.00 CO Tax \$27.50
City Stamp 0-939-801-152 City Tax: \$577.50

SPECIAL WARRANTY DEED

124
Fidelity CH15C33080
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 2006-20**, a corporation created and existing under and by virtue of the laws of the state of **COLORADO**, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to Garfield Investments LLC of 7831 N Odell Ave Niles, IL 60714, the real estate situated in the County of COOK, State of Illinois, to wit;

THE NORTH HALF OF LOT 17 AND THE SOUTH HALF OF LOT 18 IN BLOCK 2 IN COLUMBIA ADDITION TO SOUTH SHORE, A SUBDIVISION OF THE WEST HALF OF BLOCKS 1 AND 4 IN STAVE AND KELMS SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

Subject only to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Tax Number: 20-25-202-006-0000

Common Address: 7135 S. Paxton Ave., Chicago, IL 60649

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TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Attorney, this 5 day of February, 2016.

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 2006-20, AS TRUSTEE By SPECIALIZED LOAN SERVICING LLC, ITS ATTORNEY IN FACT

by [Signature]
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 the County and State aforesaid, DO HEREBY CERTIFY that Jeff Harnish personally known to me to be the AVP of **SPECIALIZED LOAN SERVICING LLC, 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 2006-20, AS TRUSTEE** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such AVP he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his 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 official seal, this 5 day of February 2016.

Commission expires _____


[Handwritten Signature]

ALEXANDER S ASH OF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034451
MY COMMISSION EXPIRES 08/31/2019



Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, Illinois.

Mail Tax Bill to:
 Garfield Investments LLC
 7831 N Odell Ave
 Niles, IL 60714

REAL ESTATE TRANSFER TAX	03-Mar-2016
 CHICAGO:	412.50
CTA:	165.00
TOTAL:	577.50 *
20-25-202-006-0000 20160101661056 0-939-801-152	

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	03-Mar-2016
 COUNTY:	27.50
 ILLINOIS:	55.00
TOTAL:	82.50
20-25-202-006-0000 20160101661056 1-987-934-784	