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Doc#: 1611034070 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2016 01:54 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Mark Skorupa
6352 Running Springs Rd
San Jose, CA 95135

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15 day of March, 2016, between **The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificate holders, Cwalt, Inc., Alternative Loan Trust 2007-Oa9 Mortgage Pass-Through Certificates, Series 2007-Oa9**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Mark Skorupa, A Married Person**, whose mailing address is **6352 Running Springs Rd, San Jose, CA 95135** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Seventy-Two Thousand Seven Hundred Twenty-Four Dollars (\$172,724.00), 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 **3115 North Mango Avenue, Chicago, IL 60634**.

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

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claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all 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 3/15, 2016:

GRANTOR:

**The Bank Of New York Mellon Fka The Bank Of New York,
As Trustee For The Certificate holders, Cwalt, Inc.,
Alternative Loan Trust 2007-Oa9 Mortgage Pass-Through,
Certificates, Series 2007-Oa9**

By: Jacqueline S. Michaelson

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

Name: **Jacqueline S. Michaelson**

Title: **Contract Management Coordinator**

STATE OF FLORIDA
COUNTY OF PAULTON SS

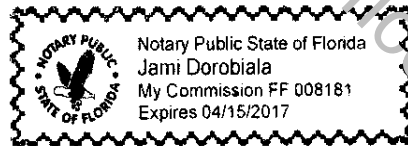
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J.S.M., personally known to me to be the J.S.M. of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificate holders, Cwalt, Inc., Alternative Loan Trust 2007-Oa9 Mortgage Pass-Through Certificates, Series 2007-Oa9** 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 J.S.M. [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 J.S.M., for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of March, 2016.

Commission expires 3-15-16, 2016
Notary Public Jami Dorobiala

Personally Known To Me

SEND SUBSEQUENT TAX BILLS TO:
Mark Skorupa
6352 Running Springs Rd
San Jose, CA 95135



POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX	19-Apr-2016
CHICAGO:	1,297.50
CTA:	519.00
TOTAL:	1,816.50 *



13-29-205-021-0000 | 20160401689045 | 1-835-573-568

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

REAL ESTATE TRANSFER TAX	19-Apr-2016
COUNTY:	86.50
ILLINOIS:	173.00
TOTAL:	259.50



13-29-205-021-0000 | 20160401689045 | 0-490-381-632

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Exhibit A
Legal Description

LOT 11 IN STANLEY E. JONES' SUBDIVISION OF THE WEST HALF OF THE EAST 2/3 (EXCEPT THE NORTH 166 FEET THEREOF) AND THE EAST 55 FEET OF THE WEST 1/3 OF LOT 2 (EXCEPT THE NORTH 166 FEET THEREOF) IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF LOT 23 IN E.W. ROEMER'S SUBDIVISION BEING A SUBDIVISION OF THE EAST 1/3 OF LOT 2 OF KING AND PATTERSON'S SUBDIVISION, AFORESAID, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-29-205-021-0000

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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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