

UNOFFICIAL COPY

Doc#: 1614622081 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/25/2016 11:13 AM Pg: 1 of 2

Dec ID 20160501606187
ST/CO Stamp 0-947-218-752 ST Tax \$70.00 CO Tax \$35.00

SPECIAL WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:
That **THE BANK OF NEW YORK MELLON**
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF THE CWABS,
INC., ASSET-BACKED CERTIFICATES,
SERIES 2005-4

herein called 'GRANTOR',
whose mailing address is: 7360 S Kyrene,
Tempe AZ 85283

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:

HELEN WAZWAZ
called 'GRANTEE' whose mailing address is: 6159 Marshall Ave., #2W, Chicago Ridge,
IL 60415

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

UNIT 12042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS IN ALSIP WOODS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE
DECLARATION RECORDED AS DOCUMENT NO. 97628813, IN THE NORTH 1/2 OF SECTION 27,
TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Permanent Tax No.: 24-27-206-199-1024
Address of Property: 12042 S. Kildare, Alsip, IL 60803

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.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to
warrant and forever defend all and singular the said premises unto the said GRANTEE,
his heirs or successors and assigns, against every person whomsoever lawfully claiming
or to claim the same, or any part thereof, by, through, or under GRANTOR but not
otherwise.

Loan # 89385799

ST REO-1 SW S201800P-1/1-14

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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 11th day of May, 2016 in its name by Bradley S. Johnson its A.V.P. thereunto authorized by resolution of its board of directors.

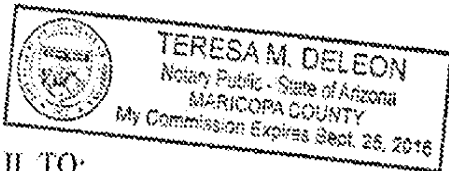
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-4
BY: DITECH FINANCIAL, LLC, its attorney in fact

Bradley S. Johnson

(AFFIX SEAL)

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 11 day of May, 2016 by Bradley S. Johnson as ASSISTANT VICE PRESIDENT of DITECH FINANCIAL, LLC, on behalf of the said corporation.



[Signature]
NOTARY PUBLIC

MAIL TO:
Helen Waswas
12042 S. Kildare Ave
Alsip, IL 60803

Send subsequent tax bills to:
Helen Waswas
12042 S Kildare Ave
Alsip, IL 60803

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

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Address of Property: 12042 S. Kildare, Alsip, IL 60803

Loan # 89385799

VILLAGE TAX

VILLAGE OF ALSIP

MAY 15 16

REAL ESTATE TRANSFER TAX

0024500

FP326706

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE