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Doc#: 1621144093 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2016 04:01 PM Pg: 1 of 3

Commitment Number: 3430064
Seller's Loan Number: 599527124

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:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: South Bay Partners LLC, 1165 N Clark, # 700, Chicago IL 60601

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-35-319-036-0000

SPECIAL WARRANTY DEED

The Bank of New York Mellon, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-10, whose mailing address is 350 Highland Drive, Lewisville, TX 75067, hereinafter grantor, for \$136,500.00 (One Hundred Thirty Six Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to South Bay Partners LLC, hereinafter grantee, whose tax mailing address is 1165 N Clark, # 700, Chicago IL 60601, the following real property:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows: Lot 1 in Hill's resubdivision of Lots 19 and 20 in Block 3 and Lots 1 and 2 in Block 5 in Reids subdivision of the Southeast 1/4 of the Southwest 1/4 (except the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4) of Section 35, Township 40 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

Property Address is: 1710 N Lawndale Ave, Chicago IL 60647

#52100

3 pages


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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.

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: **1529413066**

REAL ESTATE TRANSFER TAX		28-Jul-2016
	CHICAGO:	1,023.75
	CTA:	409.50
	TOTAL:	1,433.25
13-35-319-036-0000 20160501610989 0-014-402-368		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Jul-2016
 	COUNTY:	68.25
	ILLINOIS:	136.50
	TOTAL:	204.75
13-35-319-036-0000 20160501610989 1-948-500-800		

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Executed by the undersigned on May 5, 2016:

The Bank of New York Mellon, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-10, by Nationstar Mortgage, LLC as Servicer and Attorney in Fact

By: _____

Name: Patricia McCutchen

Its: Assistant Secretary

STATE OF TX
COUNTY OF Denton

The foregoing instrument was acknowledged before me on May 5, 2016 by Patricia McCutchen its Assistant Secretary on behalf of **The Bank of New York Mellon, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-10, by Nationstar Mortgage, LLC as Servicer and Attorney in Fact** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Mia Smith
Notary Public

