

UNOFFICIAL COPY

Doc#: 1633356084 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/28/2016 09:49 AM Pg: 1 of 2

Dec ID 20161101682478
ST/CO Stamp 0-511-029-440 ST Tax \$102.00 CO Tax \$51.00
City Stamp 0-880-914-624 City Tax: \$1,071.00

**SPECIAL WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:
That THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK,
TRUSTEE FOR THE CERTIFICATE-
HOLDERS OF THE CWABS, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2005-13**

herein called 'GRANTOR',
whose mailing address is: 2100 E. Elliot Rd.,
Tempe, AZ 85284

**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:**

HEYDY ZARATE, *married woman*

called 'GRANTEE' whose mailing address is: 3240 S. 60th Court, Cicero, IL 60804
all that certain real property situated in Cook County, Illinois and more particularly
described as follows:

**LOT 18 (EXCEPT THE EAST 21 FEET THEREOF) AND ALL OF LOT 19 AND LOT
20 (EXCEPT THE WEST 30 FEET THEREOF) IN BLOCK 19 IN HAZELWOOD
AND WRIGHT'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF
SECTION 36, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Tax No.: 19-36-230-035-0000
Address of Property: 2454 W. 83rd Street, Chicago, IL 60652

16W552046/100P
**TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEE, 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 # 82219854

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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 4th day of October, 2016 in its name by George Dumlak its AVP thereunto authorized by resolution of its board of directors.

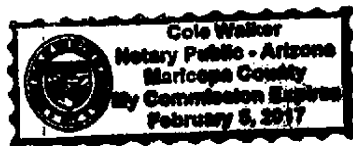
THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK,
TRUSTEE FOR THE CERTIFICATE-
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SERIES 2005-13
BY: DITECH FINANCIAL, LLC, its attorney in fact



(AFFIX SEAL)

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 4 day of October, 2016 by George Dumlak as ASSISTANT VICE PRESIDENT of DITECH FINANCIAL, LLC, on behalf of the said corporation.




NOTARY PUBLIC

MAIL TO:

Heidy Zarate
2454 W. 83rd St
Chicago IL 60652

Send subsequent tax bills to:

Heidy Zarate
2454 W. 83rd St
Chicago IL, 60652

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

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