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Doc#: 1633408132 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/29/2016 01:40 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20161101681924
ST/CO Stamp 0-581-071-040 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-821-244-096 City Tax: \$2,152.50

KNOW ALL MEN BY THESE PRESENTS:
That **THE BANK OF NEW YORK MELLON**
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATE-
HOLDERS OF CWALT INC ALTERNATIVE
LOAN TRUST 2005-54CB MORTGAGE
PASS-THROUGH CERTIFICATES
SERIES 2005-54CB

herein called 'GRANTOR',
whose mailing address is:
4425 Ponce De Leon Blvd.,
Coral Gables, FL 33146

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:

BRS BETTER NEIGHBORHOODS, INC.

called 'GRANTEE' whose mailing address is: 1000 Abernathy Road, Building 400, Suite 200, Atlanta, GA 30328

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

LOT 58 IN BRITIGAN'S 3RD ADDITION TO PORTAGE PARK IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 13-16-122-015-0000

Address of Property: 5533 Sunnyside Avenue, Chicago, IL 60630

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.

GRANTOR will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, and no others.

Chicago Title

11 (ND)

10wss20 444BOP

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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 22nd day of November, 2016 in its name by Sonia Asencio its AVP 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 CERTIFICATEHOLDERS OF CWALT, INC ALTERNIVE LOAN TRUST 2005-54CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-54CB BY: BAYVIEW LOAN SERVICING, LLC, its attorney in fact

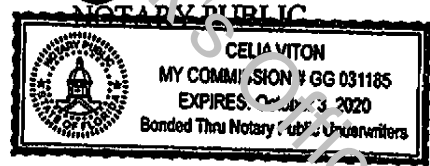
Sonia Asencio
Assistant Vice President

(AFFIX SEAL)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 22nd day of November, 2016 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.

Celia Viton



After Recording +
tax bill
MAIL TO:
BBS Better Neighborhoods,
IL
1000 Abernathy Road
Building 400 Suite 200
Atlanta GA 30328

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

Permanent Tax No.: 13-16-122-015-0000
Address of Property: 5533 Sunnyside Avenue, Chicago, IL 60630