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Doc#: 1634757136 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/12/2016 11:42 AM Pg: 1 of 3

Dec ID 20161101687270

ST/CO Stamp 0-362-301-632 ST Tax \$106.00 CO Tax \$53.00

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 BENEFIT OF THE
CERTIFICATEHOLDERS OF THE CWABS,
INC., ASSET-BACKED CERTIFICATES,
SERIES 2004-5, herein called 'GRANTOR',
whose mailing address is: 2100 E. Elliot,
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:

THOMAS WALLER

called 'GRANTEE' whose mailing address is: 8626 98th Place, Palos Hills IL

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

LOT 62 IN MONARCH SUBDIVISION UNIT NO. 2 OF PART OF THE
NORTHEAST 1/4 AND OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Permanent Tax No.: 31-03-426-004-0000

Address of Property: 4311 W. 187th Street, Country Club Hills, IL 60478

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 # 89420665

Chicago Title

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2.12
(UC)

15 WSS/13/88 OP

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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 George Dumlak its Assistant Vice President thereunto authorized by resolution of its board of directors.

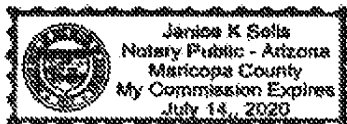
THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK,
TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF THE CWABS,
INC., ASSET-BACKED CERTIFICATES,
SERIES 2004-5
DITECH FINANCIAL, LLC, its attorney in fact

(AFFIX SEAL)

Assistant Vice President George Dumlak

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 22nd day of November, 2016 by George Dumlak as Assistant Vice President of DITECH FINANCIAL, LLC, on behalf of the said corporation.



Janice K. Sells
NOTARY PUBLIC

MAIL TO:

Thomas Waller
8606 98th Place
Palms Hills, IL 60465

Send subsequent tax bills to:

Thomas Waller
8606 98th Place
Palms Hills, IL 60465

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



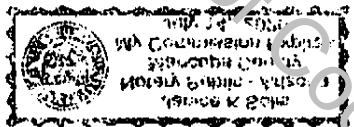
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CLERK OF COURT

2009

Property of Cook County Clerk's Office