

UNOFFICIAL COPY

Doc#: 1715708198 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2017 01:37 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20170501662530
ST/CO Stamp 2-130-844-096 ST Tax \$278.00 CO Tax \$139.00

KNOW ALL MEN BY THESE PRESENTS:
That THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWALT 2006-33CB)

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:

ERFREN MORA AND VANESSA ACOSTA, *as Joint Tenants.*

called 'GRANTEE' whose mailing address is:
all that certain real property situated in Cook County, Illinois and more particularly described as
follows:

LOT 4 IN AUGUSTA SMITH'S RESUBDIVISION OF LOT 20 IN THE SUBDIVISION OF THE
NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Tax No.: 16-32-316-004-0000
Address of Property: 3709 S. Ridgeland, Berwyn, IL 60402

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.

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.

1/2 CURED 4/17
15WSS/31963 cap

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
9/5-31-17 \$2780.00
COLLECTOR'S OFFICE

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 25 day of May, 2017 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 (CWALT 2006-33CB)
BY: BAYVIEW LOAN SERVICING, LLC, its
attorney in fact

[Signature]

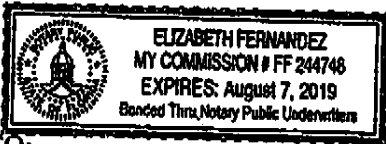
Sonia Asencio
Assistant Vice President

(AFFIX SEAL)

Florida

STATE OF _____
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 25 day of May, 2017 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.



*After
Record (w/
+ Tax Bill)*

MAIL TO:
Efren Mora
3705 S. Ridgeland
Berwyn, IL 60402

[Signature]
NOTARY PUBLIC

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

Permanent Tax No.: 16-32-316-004-0000
Address of Property: 3709 S. Ridgeland, Berwyn, IL 60402

Property of Cook County Clerk's Office