

UNOFFICIAL COPY

Doc#: 1720708172 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2017 01:43 PM Pg: 1 of 2

Dec ID 20170701691725
ST/CO Stamp 1-599-593-920 ST Tax \$82.00 CO Tax \$41.00
City Stamp 1-311-927-744 City Tax: \$861.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWALT 2006-J1)

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:

OI L. PUA AND TEN CHAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

called 'GRANTEE' whose mailing address is: 2836 S. Wells Street, Chicago, IL 60616

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

PARCEL 1: UNIT 2 IN THE 505 SOUTH CAMPBELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN LADD'S SUBDIVISION OF THE NORTH 1/2 OF LOTS 14 AND 15 IN BLOCK 5 IN ROCKWELLS ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010889886, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010889886

Permanent Tax No.: 16-13-234-067-1002

Address of Property: 505 S. Campbell, Unit #2, Chicago, IL 60612

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.

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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.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 19 day of July, 2017 in its name by Patrick Joyce its VP thereunto authorized by resolution of its board of directors.

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWALT 2006-11)
by BAYVIEW LOAN SERVICING, LLC, its
attorney in fact

[Signature]

Patrick Joyce VP

(AFFIX SEAL)

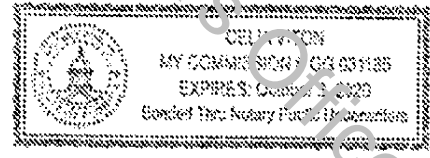
STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 19 day of JULY, 2017 by Patrick Joyce as VP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.

[Signature]

NOTARY PUBLIC

MAIL TO:
George Sorokas atty
3312 S. Halsted St
Chicago IL 60608



This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
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Orland Park, IL 60462

Mail to Bill Ho
DE L Pua and Teh Chuan
2836 S WELLS ST
Chicago IL 60616

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