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Special Warranty Deed Corporation to Individual (Illinois)



Doc# 1728644033 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/13/2017 11:08 AM PG: 1 OF 3

Above Space for Recorder's Use Only

THIS AGREEMENT, made this 3rd day of October, 2017, between **The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1**, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, a party of the first part, and **Buyandelger Gansukh**, whose mailing address is 2037 Darrow Ave, Evanston, IL 60201, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereon is hereby acknowledged, and pursuant to authority of the Board of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(See Exhibit A for legal description attached here to and made part here of)

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 16-05-414-025-0000
Address of real estate: 1030 North Parkside Avenue, Chicago, IL 60651

Book

REAL ESTATE TRANSFER TAX	13-Oct-2017
CHICAGO:	525.00
CTA:	210.00
TOTAL:	735.00 *

REAL ESTATE TRANSFER TAX	13-Oct-2017
COUNTY:	35.00
ILLINOIS:	70.00
TOTAL:	105.00

16-05-414-025-0000 | 20171001637004 | 1-616-932-800

16-05-414-025-0000 | 20171001637004 | 1-310-912-448

* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Signatory, and attested by its Authorized Signatory, the day and year first above written.

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, By Caliber Real Estate Services, LLC as attorney in fact

By Evelyn Waithaka
Evelyn Waithaka, Authorized Signatory

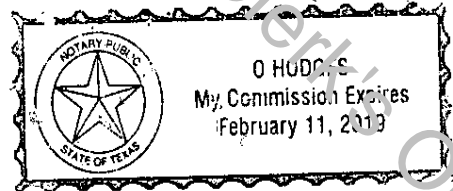
Attest: Timothy Walter
Timothy Walter, Authorized Signatory

STATE OF TEXAS)
) SS
COUNTY of DALLAS)

I, Oni Edje a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Evelyn Waithaka personally known to me to be the Authorized Signatory of Caliber Real Estate Services, LLC as attorney in fact for The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, and Timothy Walter, personally known to me to be the Authorized Signatory of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Signatory and Authorized Signatory they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of October, 2017.

Oni Edje
Notary Public
Commission expires 2-11-19



THIS DOCUMENT PREPARED BY:
Michael S. Fisher Attorney At Law, P.C.
200 N. LaSalle St, Suite 2310
Chicago, IL 60601

MAIL TAX BILL TO:
Buyandelger Gansukh
2037 Darrow Ave
Evanston, IL 60201

MAIL RECORDED DEED TO:
Buyandelger Gansukh
2037 Darrow Ave
Evanston, IL 60201

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LEGAL DESCRIPTION

Exhibit A

LOT 41 IN STEPHEN SEAMEN'S SUBDIVISION OF OUTLOT OF STEPHEN & MORTON G. SEAMAN'S SUBDIVISION OF BLOCK 7 IN ALVIN SALISBURY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Property of
**COOK COUNTY
RECORDER OF DEEDS**

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Cook County Clerk's Office