

1 of 1

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



Doc# 1729149188 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2017 03:47 PM PG: 1 OF 2

MAIL TO:

Tyria B. Walton, Attorney at Law
6th Municipal District Office of the Cook
County Public Defender
16501 S. Kedzie Place
Markham, IL 60428
1507 E. 53rd St., #405
Chicago, IL 60615

NAME & ADDRESS OF TAXPAYER:

Duwane Pipkins 6515 S. Paulina
14839 University Avenue
Dolton, IL 60419 Chicago IL 60636

THE GRANTOR, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-6, a corporation created and existing under and by virtue of the laws of the State of Colorado and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Duwane Pipkins, 6515 Paulina, Chicago, IL 60636, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

THAT PART OF LOT 4 (EXCEPT THAT PART LYING NORTH EAST OF THE CHICAGO AND MICHIGAN CITY ROAD) IN BERNHARD ENGEL'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER (EXCEPT RAILROAD) AND THE SOUTHEAST QUARTER (EXCEPT THE SOUTHWEST QUARTER) OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTH 75 FEET OF THE SOUTH 155 FEET LYING WESTERLY OF AND ADJOINING THE EASTERLY 156.24 FEET OR SAID LOT 4 AS ORIGINALLY PLATTED EXCEPTING FROM SAID NORTH 75 FEET THE WESTERLY 33 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto 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 incumbered 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 29-11-130-028-0000
Property Address: 14839 University Avenue, Dolton, IL 60419

PREMIER TITLE

STATE TAX
STATE OF ILLINOIS
OCT. 18. 17
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002968
REAL ESTATE TRANSFER TAX
0003450
FP 103049

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 18. 17
REVENUE STAMP

0000003246
REAL ESTATE TRANSFER TAX
0001725
FP 103052

2

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by X _____, as Authorized Signatory, this X 25 day of X Sept, 20 17.

Name of Corporation: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-6 by Specialized Loan Servicing LLC, as Attorney in Fact

IMPRESS CORPORATE SEAL HERE

By X  _____
Attorney in Fact for Specialized Loan Servicing LLC

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

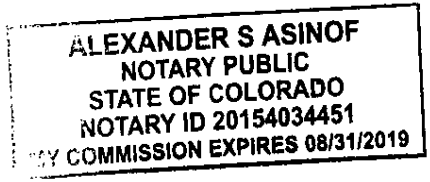
STATE OF Colorado)
COUNTY OF Douglas)SS

Jeffrey Dowden, Assistant Vice President
Specialized Loan Servicing, LLC as Attorney in Fact

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Jeffrey Dowden personally known to me to be the Authorized Signatory of Specialized Loan Servicing LLC, as Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-6 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, they signed and delivered the said instrument and caused the corporate seal 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 X 25 day of X Sept, 20 17

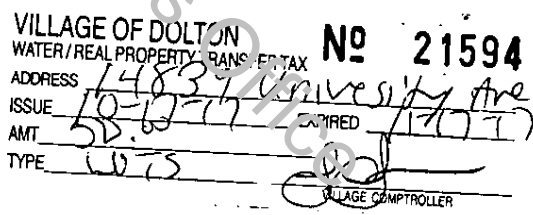
X _____ Notary Public



My commission expires X _____

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph __, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselmo Lindberg & Associates, LLC
1771 W. Diehl Ste 120
Naperville, IL 60563



Property Address: 14839 University Avenue, Dolton, IL 60419

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111