

# UNOFFICIAL COPY

Doc#: 1735406054 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2017 12:24 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Dec ID 20171201665889  
ST/CO Stamp 0-346-108-960 ST Tax \$455.00 CO Tax \$227.50  
City Stamp 1-688-286-240 City Tax: \$4,777.50

KNOW ALL MEN BY THESE PRESENTS:  
That THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS  
OF CWMBS, INC., CHL MORTGAGE PASS-  
THROUGH TRUST 2007-HY4, MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2007-HY4

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:

LIPING MENG and WENBIN YANG, wife and husband

called 'GRANTEE' whose mailing address is: 5529 S. Blackstone, #1E, Chicago, IL 60637  
all that certain real property situated in Cook County, Illinois and more particularly described as  
follows:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

Permanent Tax No.: 17-33-200-058-0000

Address of Property: 3212 S. Stewart Avenue, Chicago, IL 60616

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.

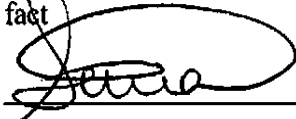
1745525211400 1/2 CAPPD YH

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 11 day of December, 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 FOR THE CERTIFICATEHOLDERS OF CWMBBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-HY4, MORTGAGE PASS-THROUGH CERTIFICTES, SERIES 2007-HY4

by BAYVIEW LOAN SERVICING, LLC, its attorney in fact

  
\_\_\_\_\_

(AFFIX SEAL)


Sonia Asencio  
Assistant Vice President

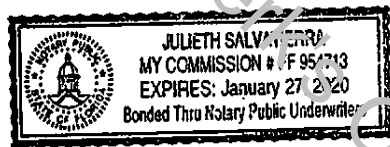
STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 11 day of December, 2017 by SONIA ASENCIO as AVP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.

*After Recording  
+ Tax Bill*

MAIL TO:  
Liping Meng and Weibin Yang  
3212 S Stewart Ave  
Chicago IL 60616

  
\_\_\_\_\_  
NOTARY PUBLIC



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

Permanent Tax No.: 17-33-200-058-0000  
Address of Property: 3212 S. Stewart Avenue, Chicago, IL 60616

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## LEGAL DESCRIPTION

Order No.: 17WSS252114OP

**For APN/Parcel ID(s): 17-33-200-058-0000**

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THE SOUTH 25.0 FEET OF THE NORTH 158.0 FEET OF THAT PART OF LOTS 1 TO 21 INCLUSIVE IN SUB BLOCK 3 IN BLOCK 4 TOGETHER WITH THAT PART OF STEWART AVENUE AND PARTS OF ALLEYS VACATED BY DOCUMENT NO. 3882780 LYING WITHIN SAID SUB BLOCK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH LINE OF 66 FOOT WIDE 33RD STREET WITH THE WEST LINE OF VACATED STEWART AVENUE AND THENCE NORTH ALONG THE WEST LINE OF VACATED STEWART AVENUE AND ITS NORTHERLY EXTENSION 631.85 FEET MORE OR LESS TO A POINT ON THE CENTER LINE OF WEST 32ND STREET THENCE EAST ALONG SAID CENTER LINE 100.648 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF STEWART AVENUE AS DEDICATED BY DOCUMENT NO. 3882870 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID STEWART AVENUE 601.60 FEET MORE OR LESS TO A POINT OF CURVE IN THE WEST LINE OF SAID STEWART AVENUE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 30 FEET A DISTANCE OF 47.04 FEET TO A POINT ON THE NORTH LINE OF SAID WEST 33RD STREET THENCE WEST ALONG THE NORTH LINE OF SAID WEST 33RD STREET 70.73 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR WEST 32ND STREET) ALL IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Clerk's Office