

UNOFFICIAL COPY

After Recording Return To:
Patricia Fox and David Fox
15246 Foxwood Dr,
Mount Carroll, IL 61053

This Instrument Prepared by:
Danielle A. Pinkston - Esq.
55 East Monroe, Suite #3800
Chicago, IL. 60603

Mail Tax Statements To:
Patricia Fox and David Fox
15246 Foxwood Dr,
Mount Carroll, IL 61053

Ref.# 101-10017941

APN: 02-22-110-020-0000



Doc# 1736319025 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 11:10 AM PG: 1 OF 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 29 day of November, 2017, by THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 who acquired title as THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, whose address is 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to PATRICIA FOX and DAVID FOX, whose address is 15246 Foxwood Dr, Mount Carroll, IL 61053, hereinafter called GRANTEES:

GRANTOR, for and in consideration of the sum of **\$181,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 10 IN BLOCK 11 IN MERRILL'S GARDEN HOME SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 506 West Kenilworth Avenue, Palatine, IL 60067

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

REAL ESTATE TRANSFER TAX

29-Dec-2017



COUNTY:	90.50
ILLINOIS:	181.00
TOTAL:	271.50

02-22-110-020-0000

| 20171201665269

| 1-476-682-784

JA

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And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, trustee for the benefit of the Certificate Holders of the CWABS, INC., Asset-Backed Certificates, Series 2007-12
By: CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact

By: Scott Hazen Title: REO Manager
REO Manager
Printed Name: Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, trustee for the benefit of the Certificate Holders of the CWABS, INC., Asset-Backed Certificates, Series 2007-12, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by said corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

See Attached

Notary Public
My commission expires: _____

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

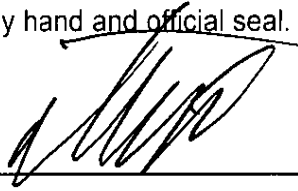
State of California
County of Orange

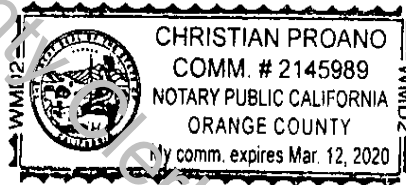
On November 23, 2017 before me, Christian Proano Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

Property of Orange County Clerk's Office