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Doc# 1806719006 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 09:31 AM PG: 1 OF 4

This Document Prepared By:

Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law
3805, Edwards Road, Suite 550
Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:

Novare National Settlement Services
3180 Curlew Road, Suite 108
Oldsmar, FL 34677

SPECIAL WARRANTY DEED

THIS INDENTURE made this 13 day of February, 2018, between **The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1**, hereinafter ("Grantor"), and **Minna Properties, LLC**, whose mailing address is **3907 Greenwood St, Skokie, IL 60076**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **4855 N, Tripp Ave., Chicago, IL 60630**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

CCRD REVIEW: 

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This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Executed by the undersigned on February 13 2018:

GRANTOR:

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 Waitaha

Name: Evelyn Waitaha

Title: Authorized Signatory

Property of Cook County Notary Public's Office

STATE OF TEXAS

) SS

COUNTY OF DALLAS

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Evelyn Waitaha, 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 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 acknowledged that as such Authorized Signatory [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, for the uses and purposes therein set forth.

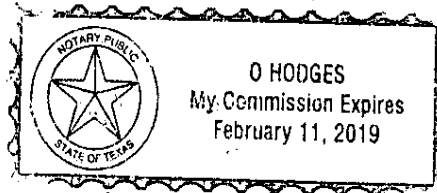
Given under my hand and official seal, this 13 day of February, 2018.

[Signature]

Commission expires 2/11/2019, 2018

Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Minna Properties, LLC
3907 Greenwood St, Skokie, IL 60076




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Exhibit A Legal Description



Lot 39 and the South 3 feet of Lot 40 in Block 4 in Ravenswood Golf Club Subdivision of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Real Estate Index Number: **13-10-424-002-0000**

REAL ESTATE TRANSFER TAX		23-Feb-2018
	CHICAGO:	1,800.00
	CTA:	720.00
	TOTAL:	2,520.00 *

13-10-424-002-0000 | 20180201605358 | 0-031-699-488

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

REAL ESTATE TRANSFER TAX		23-Feb-2018
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00

13-10-424-002-0000 | 20180201605358 | 1-420-835-360

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.