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Doc# 1806719008 Fee \$46,00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/08/2018 09:34 AM PG: 1 OF 5

This Document Frep ared By:
Ross M. Rosenberg, Esa., 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 q day of february, 2(18, between The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-7, hereinafter ("Grantor"), and Floiran Jimenez, whose mailing address is 1255 N Pulaski, Chicago, IL 60651, (hereinafter, "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 Crantees, 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 4845 West Morrce Street, Chicago, IL 60644

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.

FIDELITY NATIONAL TITLE OCISS4216 WC

CCRD REVER

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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.

Clart's Office RECORDER OF DEEDS

Executed by the undersigned on february 9, 2018:

UNOFFICIAL COPY

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:	Evely waitale
Name:	Evelyn Waithaka
Title:	Authorized Signatory

STATE OF IELA>)
COUNTY OF JAMA>)
SS

I, the undersigned, a Notzay Public in and for 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. L.L.C the Attorney-in-Fact for The Bank of New York Mellon, as Trustee for CIT Mortgage Lozal 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 Truste_for CIT Mortgage Loan Trust 2007-1, for the uses and purposes therein set forth.

Given under my hand and official seal, this _ day of felman, 2018

Commission expires 211, 201

Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Floiran Jimenez

1255 N Pulaski, Chicago, IL 60651



REAL ESTATE	TRANSFER TA	ΑX	07-Mar-2018		
	S. S. S.	COUNTY:	12.00		
	(SKG)	ILLINOIS:	24.00		
		TOTAL:	36.00		
16.16.205		L 20180301609637	0.709.072.416		

REAL ESTATE TRANSFER TAX 07-Mar-2018	_
CHICAGO: 180.00	
CTA: 72.00	
TOTAL: 252.00	_
16-16-205-020-0000 20180301609637 0-396-158-45	

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Exhibit A Legal Description

LOT 18 IN BLOCK 2 IN D.G. DAVIS' SUBDIVISION OF LOTS 2 AND 3 IN SCHOOL TRUSTEES' SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 4845 WEST MONROE STREET, CHICAGO, IL 60644

PROPERTY INDEX NO. 16-16-205-020-0000

RECORDER OF DEEDS

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RECORDER OF DEEDS

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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.