

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/02/2018 03:51 PM PG: 1 OF 4

After Recording Return To:

Jason Daniel Fiala and David Blau
12 Commons Drive
Palos Park, Illinois 60464

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 4 day of May, 2018 between **The Bank of New York Mellon Trust Company, N.A.** as successor in interest to all permitted successors and assigns of **JPMorgan Chase Bank**, as Trustee for **MASTR Adjustable Rate Mortgages Trust 2004-7, Mortgage Pass-Through Certificates, Series 2004-7**, whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Jason Daniel Fiala - A Single Person and David Blau - A Single Person - As Tenants in Common** whose mailing address is **12 Commons Drive, Palos Park, IL 60464** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (**\$10.00**), and other good and valuable consideration, the receipt of which is hereby acknowledged, does 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 **24 Romiga Lane, Palos Park, IL 60464**.

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.

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.

Rv

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Executed by the undersigned on May 4, 2018:

**GRANTOR:**

**The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee for MASTR Adjustable Rate Mortgages Trust 2004-7, Mortgage Pass-Through Certificates, Series 2004-7**

By: Thania Nunez  
By: **Ocwen Loan Servicing, LLC., as Attorney-in-fact**  
Name: **Thania Nunez**  
Title: **Contract Management Coordinator**

STATE OF Florida

SS

COUNTY OF Palm Beach

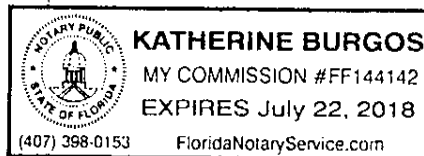
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thania Nunez personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC., as Attorney-in-fact for The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee for MASTR Adjustable Rate Mortgages Trust 2004-7, Mortgage Pass-Through Certificates, Series 2004-7** 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 Contract Management Coordinator [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 Contract Management Coordinator, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4<sup>th</sup> day of May, 2018.

Commission expires     , 20    
Notary Public

Katherine Burgos

SEND SUBSEQUENT TAX BILLS TO:  
**Jason Daniel Fiala and David Blau**  
**12 Commons Drive**  
**Palos Park, IL 60464**



POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		02-Jul-2018
COUNTY:		213.50
ILLINOIS:		427.00
TOTAL:		640.50

23-29-307-006-0000 | 20180501672970 | 1-735-037-728

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**Exhibit A**  
Legal Description

LOT 28 (EXCEPT THE NORTH 180 FEET) IN FIRST ADDITION TO PALOS HUNTLEIGH WOODS, A SUBDIVISION IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **23-29-307-006-0000**

Property of Cook County Clerk's Office

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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.

Property of Cook County Clerk's Office