

UNOFFICIAL COPY

Return To:
John Voutiritsas
8770 W. Bryn Mawr, Ste 1300
Chicago, IL 60631

This Instrument Prepared by
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
G&H Group of Florida, LLC
175 SW 7th Street, #1410
Doral, FL 33130

File: 101-10054471



Doc# 1821445026 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2018 10:45 AM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 26 day of June, 2018, by and between 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 2005-9, of 1600 S Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to G&H Group of Florida, LLC, a Florida limited liability company., whose address is 175 SW 7th Street, #1410, Doral, FL 33130, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$60,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assign, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

P.I.N.: 20-25-208-027-0000

Property Address: 2038 East 73rd Street, Chicago, IL 60649

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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

02-Aug-2018



COUNTY:	30.00
ILLINOIS:	60.00
TOTAL:	90.00

20-25-208-027-0000

| 20180701624809 | 0-748-893-984

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And the Grantor hereby covenants with said GRANTEE 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 said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

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 2005-9
By: CARRINGTON MORTGAGE SERVICES,
LLC, as attorney in fact

REAL ESTATE TRANSFER TAX

26-Jul-2018



CHICAGO:	450.00
CTA:	180.00
TOTAL:	630.00 *

20-25-208-027-0000 | 20180701624809 | 1-508-779-808

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

By: *Tom Croft*

Name/Title: Tom Croft, SVP of Default
for Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was hereby acknowledged before me this ___ day of _____, 2018, by _____ its _____, of CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for 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 2005-9, who is personally known to me or who has produced _____ as identification, and who signed this instrument willingly.

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

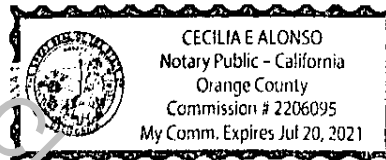
On June 26, 2018 before me, Cecilia E Alonso / Notary Public
(insert name and title of the officer)

personally appeared Tom Croft
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)



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EXHIBIT "A"

Lot 18 in Block 7 in South Kenwood, according to the plat recorded December 14, 1889, as Document No. 1197798, in Pool 37 of Plats, Page 45, a sub of Blocks 2, 7, 8, & Part of Block 10 in Clarke's Sub of the East 1/2 of the Northwest 1/4 with Part Block 3 in Stave and Klemm's Sub of the Northeast 1/4 of Section 25, Town 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 2038 EAST 73RD STREET, CHICAGO, IL 60649

P.I.N. 20-25-208-027-0000

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