

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
(Illinois)

Doc#: 1827819041 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2018 09:12 AM Pg: 1 of 2

THIS AGREEMENT, made this 9<sup>th</sup> day of August,  
2018, between

Dec ID 20180801670475  
ST/CO Stamp 1-436-006-560 ST Tax \$382.50 CO Tax \$191.25

**THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK  
SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR BEAR STEARNS ALT-A TRUST, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2005-7**

a National Association created and existing under and by virtue of  
the laws of the United States of America and duly authorized to  
transact business in the State of Illinois, party of the first part, and  
**Hazel M Robinson and Delsiana Coombs** \* A. (e)

**1735 McDaniel, Apt. A, Evanston, IL 60201**

party of the second part. WITNESSETH, that the party of the first  
part, for and in consideration of the sum of **\*\*TEN\*\*** Dollars and  
other good and valuable consideration in hand paid by the party  
of the second part, the receipt whereof is hereby acknowledged,  
and pursuant to the authority of the Board of Directors of said  
corporation, by these presents does REMISE, RELEASE, ALIEN, AND  
CONVEY unto the party of the second part, and to Their heirs and  
assigns, FOREVER, all the following described real estate, situated  
in the County of Cook and State of Illinois known and  
described as follows, to wit:

LOT 12 IN BLOCK 4 IN STANLEY AND COMPANY'S 2ND DODGE AVENUE SUBDIVISION OF THE SOUTH 1/2 OF THE  
SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in  
anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits  
thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either  
in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO  
HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the  
second part, Their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and  
with the party of the second part, Their 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: general real estate taxes not yet due or payable,  
any special assessments not yet due or payable; building, building line and use or occupancy restrictions,  
conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage  
ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

**FIRST AMERICAN TITLE**  
**FILE #** 2825451

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Permanent Real Estate Number(s): 10-24-412-016-0000

Address(es) of real estate: 1800 Monroe Street, Evanston, IL 60202

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Att, the day and year first above written.

The Bank of New York Mellon, F/K/A The Bank of New York Successor in Interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 by PHH Mortgage Corporation as Attorney in Fact

By:   
Sheri Robinson

Attest:   
IVY COLEMAN

STATE OF NT  
COUNTY OF Old

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sheri Robinson personally known to me to be the Vice President of PHH Mortgage Corporation, and IVY COLEMAN, personally known to me to be the Assistant Vice President of PHH Mortgage Corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such VICE President and Assistant Vice President Secretary, they signed and delivered the said instrument pursuant to authority given by the board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of August, 2018

Linda Huller 2300415  
Notary Public of New Jersey  
My Commission Expires May 19, 2023

  
Notary, Public

Commission expires \_\_\_\_\_

Mail Recorded Deed To:

Delsiana A Coombs  
1800 Monroe St  
Evanston IL 60202

CITY OF EVANSTON

**P.A.R.T.** Real Estate Transfer Tax

09.18.2018 AMOUNT \$ 1,915.00

Agent 

Mail Tax Bill TO: Delsiana A. Coombs  
1800 Monroe St  
Evanston IL 60202