

# UNOFFICIAL COPY

This Document Prepared By:

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/09/2018 01:54 PM PG: 1 OF 4

After Recording Return To:

Juan Jimenez and Maria A Jimenez

16409 Craig Dr

Oak Forest, Illinois 60452

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 24<sup>th</sup> day of August, 2018, between **The Bank of New York Mellon (fka The Bank of New York)** as Trustee for the holders of **MASTR Alternative Loan Trust 2006-2**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Juan Jimenez and Maria A Jimenez-Husband and wife-tenants by the entirety** whose mailing address is **16409 Craig Dr, Oak Forest, IL 60452** (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 **3733 W 157th St., Markham, IL 60428**.

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.

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Executed by the undersigned on August 24, 2018:

GRANTOR:

The Bank of New York Mellon (fka The Bank of New York) as Trustee for the holders of MASTR Alternative Loan Trust 2006-2

By: [Signature]

By: **Ocwen Loan Servicing, LLC, as Attorney-In-Fact**

Name: Christian Lazu

Title: Contract Management Coordinator

STATE OF Florida | SS

COUNTY OF Palm Beach

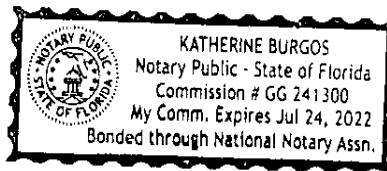
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christian Lazu, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon (fka The Bank of New York) as Trustee for the holders of MASTR Alternative Loan Trust 2006-2** 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 24th day of August, 2018

Commission expires ✓, 2022  
Notary Public

[Signature]  
Katherine Burgos

SEND SUBSEQUENT TAX BILLS TO:  
**Juan Jimenez Maria A Jimenez**  
16409 Craig Dr  
Oak Forest, IL 60452



POA recorded simultaneously herewith



**CITY OF MARKHAM**  
Water Stamp  
Date 9-6-18  
\$ 50.00 4626

REAL ESTATE TRANSFER TAX



09-Oct-2018

COUNTY: 20.25  
ILLINOIS: 40.50  
TOTAL: 60.75

28-23-102-009-0000

| 20180901675204 | 0-643-122-336

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## Exhibit A

### Legal Description

LOT 6 IN KOZICKI AND GEISLER RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 25, 26, AND 32 IN W. F. KAISER AND COMPANY'S ADDITION TO MIDLOTHIAN ACRES, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SECTIONS OF 14 AND 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JUNE 7, 1917 AS DOCUMENT 6128234 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **28-23-102-009-0000**

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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