

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: 11/30/2018 02:02 PM PG: 1 OF 4

After Recording Return To:

TIM'S REALTY AND GENERAL CONTRACTORS LTD

1S308 Holyoke Lane

Villa Park, Illinois 60181

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of Oct., 2018, between U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9, whose mailing address is c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and TIM'S REALTY AND GENERAL CONTRACTORS LTD, A DOMESTIC CORPORATION whose mailing address is 1S308 Holyoke Lane, Villa Park, IL 60181 (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 112 South 16th Avenue, Maywood, IL 60153-1215.

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 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.

Heal E...
 Transfer Tax Paid
 \$ 420.00
 00.0718

VILLAGE OF MAYWOOD

UNOFFICIAL COPY

Executed by the undersigned on OCT. 18, 2018:

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9 10/18/18

By: *Beonide Durandisse*

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

Name: Beonide Durandisse

Title: Contract Management Coordinator

Property of COOK COUNTY, ILLINOIS

STATE OF Florida
COUNTY OF Palm Beach

SS

REAL ESTATE TRANSFER TAX		30-Nov-2018
COUNTY:		52.50
ILLINOIS:		105.00
TOTAL:		157.50

15-10-228-025-0000 | 20181001621960 | 0-237-537-952

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Beonide Durandisse, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC., as Attorney-In-Fact for U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9 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 18 day of OCT., 2018

Commission expires , 20
Notary Public

Christian Lazus

Christian Lazus

SEND SUBSEQUENT TAX BILLS TO:
TIM'S REALTY AND GENERAL CONTRACTORS LTD
1S308 Holyoke Lane
Villa Park, IL 60181

POA recorded simultaneously herewith



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Exhibit A
Legal Description

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS:

LOTS 55 AND 56 IN BLOCK 31 IN PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **15-10-228-025-0000 & 15-10-228-026-0000**

Property of Cook County Clerk's Office

**COOK COUNTY
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.

Property of Cook County Clerk's Office