

UNOFFICIAL COPY

18WSS2523960P

Chicago Title

1081

Doc#: 1917513048 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/24/2019 09:29 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20190601606786
ST/CO Stamp 0-794-611-808 ST Tax \$121.00 CO Tax \$60.50

KNOW ALL MEN BY THESE PRESENTS:
That THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWALT 2005-57CB)

herein called 'GRANTOR',
whose mailing address is:
4425 Ponce De Leon Blvd.,
Coral Gables, FL 33146

FOR AND IN CONSIDERATION OF
TEN and NO/100 DOLLARS, and other good and valuable consideration, to it in hand paid by
the party or parties identified below as GRANTEE hereunder, by these presents does grant bargain,
and sell unto:

JTPV CORPORATION

called 'GRANTEE' whose mailing address is: 6965 Fieldstone Drive, Burr Ridge, IL 60527

all that certain real property situated in Cook County, Illinois and more particularly described as
follows:

THE NORTH 17 FEET OF LOT 544 AND ALL OF LOT 545 IN WILLIAM ZELOSKY'S
TERMINAL ADDITION TO WESTCHESTER IN THE SOUTH 1/2 OF SECTION 16,
TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Permanent Tax No.: 15-16-317-041-0000
Address of Property: 901 Westchester Boulevard, Westchester, IL 60154

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEES, his heirs or successors
and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private,
public and utility easements and roads and highways, if any; (c) party wall rights and agreements,
if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements
not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment
for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code
violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j)
encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles,
feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
mineral estate.

GRANTOR will defend the same against the lawful claims of all persons claiming by, through or
under GRANTOR, and no others.

TRANSFER STAMP
Certification of Compliance

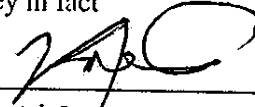
Village of Westchester, Illinois

[Signature] 6/20/19

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 17th day of JUN, 2019 in its name by Patrick Joyce its VP thereunto authorized by resolution of its board of directors.

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWALT 2005-57CB)
by BAYVIEW LOAN SERVICING, LLC,
attorney in fact



Patrick Joyce VP

(AFFIX SEAL)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of June, 2019 by Patrick Joyce as VP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.



NOTARY PUBLIC

MAIL TO:

Gary Moore
535 S Washington
Naperville IL
60546



This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94th Avenue, Suite 602
Orland Park, IL 60462

TAX BILLS TO:
JTPV Corp.
6945 Fieldstone Dr.
Burr Ridge, IL 60527

Permanent Tax No.: 15-16-317-041-0000
Address of Property: 901 Westchester Boulevard, Westchester, IL 60154

REAL ESTATE TRANSFER TAX

21-Jun-2019



COUNTY: 60.50
ILLINOIS: 121.00
TOTAL: 181.50

15-16-317-041-0000

| 20190601606786 | 0-794-611-808