

# UNOFFICIAL COPY

PREPARED BY:  
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Jennifer Moses, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 1917742010 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/26/2019 09:24 AM Pg: 1 of 2

Dec ID 20190601601858  
ST/CO Stamp 0-907-047-008 ST Tax \$155.50 CO Tax \$77.75

**MAIL TAX BILL TO:**

PJ & JSC LLC, Series 1  
8650 W. Penny Ln.  
Palos Park IL 60464

**MAIL RECORDED DEED TO:**

Fernando Law  
1022 S. Labrang Rd  
LaGrange IL 60525

1/1 180097357942

## SPECIAL WARRANTY DEED

THE GRANTOR, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20, of 55 Beattie Place, Ste 110, Greenville, SC 29601-, a corporation organized and existing under the laws of South Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) PJ & JSC LLC, Series 1,\* of 8650 W. Penny Lane Palos Park, IL 60464-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THAT PART OF LOT 6 IN BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 17, 1880, IN BOOK 15 OF PLATS, PAGE 40, AS DOCUMENT 288887, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 33 FEET; THENCE NORTH 50 FEET ALONG THE EAST LINE OF STREET FOR A PLACE OF BEGINNING; THENCE EAST 120 FEET ALONG A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 50 FEET ALONG A LINE 120 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID STREET; THENCE WEST 120 FEET TO A POINT ON THE EAST LINE OF SAID STREET, WHICH IS 50 FEET NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH TO THE PLACE OF BEGINNING, SITUATED IN THE TOWNSHIP OF LEMONT, COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 22-28-104-072-0000  
PROPERTY ADDRESS: 525 1st St, Lemont, IL 60439

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, 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.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Dr. Ste 2400  
Chicago, IL 60601-4350  
Recording Department

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Special Warranty Deed - *Continued*

Dated this 4/19/19

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20

By: [Signature]  
NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact

STATE OF SC )  
COUNTY OF Greenville ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joel Fowler A/P, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20 by NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4-19-19

[Signature]  
Notary Public  
My commission expires: 7-12-2026

Exempt under the provisions of paragraph \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.

