

UNOFFICIAL COPY

Chicago Title

19CSC0330430P

SPECIAL WARRANTY DEED

Doc#: 1918333256 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/02/2019 01:42 PM Pg: 1 of 2

Dec ID 20190601614597
ST/CO Stamp 0-665-430-112 ST Tax \$123.50 CO Tax \$61.75

KNOW ALL MEN BY THESE PRESENTS:
That THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWABS 2006-10)

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:

MONIKA TERESA MA FURLAK and MICHELLE SOPHIE MATURLAK

called 'GRANTEE' whose mailing address is: 1116 Prospect Ave., Willow Springs, IL 60480

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

UNIT 16114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WESTBERRY VILLAGE WEST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92572191, AND AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 27-23-104-026-1039

Address of Property: 16114 Creekmont Court, Tinley Park, IL 60477


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.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 26 day of June, 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 (CWABS 2006-10)
by BAYVIEW LOAN SERVICING, LLC, its
attorney in fact

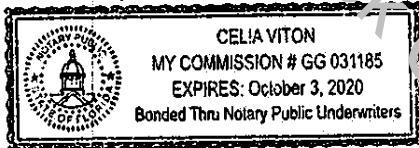


Patrick Joyce VP

(AFFIX SEAL)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 26 day of June, 2019 by Patrick Joyce as VP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.





NOTARY PUBLIC

MAIL TO: a TAX BILLS TO:
MONICA T. MATURLAK
1116 Prospect Av.
Willow Springs IL
60480

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

Permanent Tax No: 27-23-104-026-1039
Address of Property: 16114 Creekmont Court, Tinley Park, IL 60477

REAL ESTATE TRANSFER TAX

28-Jun-2019



COUNTY: 61.75
ILLINOIS: 123.50
TOTAL: 185.25

27-23-104-026-1039

| 20190601614597 | 0-665-430-112