

UNOFFICIAL COPY

PREPARED BY:
Codilis & Associates, P.C.
Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1919855011 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/17/2019 08:49 AM Pg: 1 of 2

Dec ID 20190701619214
ST/CO Stamp 0-582-801-504 ST Tax \$28.00 CO Tax \$14.00
City Stamp 0-604-260-448 City Tax: \$294.00

MAIL TAX BILL TO:

MILLARD LAWNDALE LLC

842 N. Homan Ave
Chicago IL 60651

MAIL RECORDED DEED TO:

Millard Lawndale LLC

842 N. Homan Ave
Chicago IL 60651

1/1

180297357583

SPECIAL WARRANTY DEED

THE GRANTOR, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-28CB, MORTGAGE PASS-THROUGH (CERTIFICATES, SERIES 2004-28CB, 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) MILLARD LAWNDALE LLC of 842 N Homan Chicago, IL 60651-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 58 IN GUNDERSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF COLORADO AVENUE (FORMERLY KNOWN AS BARRY POINT ROAD) (EXCEPT THE EAST 75 FEET WESTERLY OF THE WEST LINE OF CRAWFORD AVENUE AND EXCEPT THE METROPOLITAN ELEVATED RAILROAD COMPANY'S RIGHT OF WAY) OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-15-405-034-0000
PROPERTY ADDRESS: 4140 W 5th Avenue, Chicago, IL 60624

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 60606
Rec'd _____

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Special Warranty Deed - *Continued*

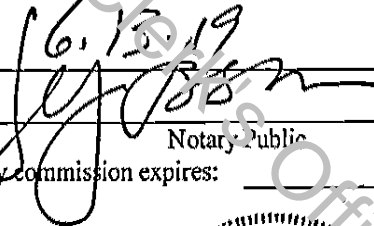
Dated this 6.13.19

THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST 2004-28CB, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2004-28CB

*By: 
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 JASON YATES VP, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-28CB, 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 6.13.19

Notary Public
My commission expires: _____

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

