

# UNOFFICIAL COPY

This Document Prepared By:

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\*19316340900\*

After Recording Return To:

HAMMERHEAD INVESTMENTS LLC
8530 W. 133rd St.
Orland Park, Illinois 60462

Doc# 1931634090 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/12/2019 11:16 AM PG: 1 OF 4

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 13 day of September, 2019, between THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-3, whose mailing address is c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054 hereinafter ("Grantor"), and HAMMERHEAD INVESTMENTS LLC - AN ILLINOIS LIMITED LIABILITY COMPANY whose mailing address is 8530 W. 133rd St., Orland Park, IL 60462 (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 12041 Van Beveren Drive, Alsip, IL 60803.

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 condition of 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.

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## Exhibit A Legal Description

SIUTATED IN COOK COUNTY, ILLINOIS, TO WIT:

LOT 29 IN THE VAN BEVEREN FARMS SUBDIVISION BY J & G CONSTRUCTION COMPANY,  
BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 37 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-27-211-014-0000

VILLAGE OF ALSIP



VILLAGE TAX

SEP. 23. 19

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002838

REAL ESTATE TRANSFER TAX
00486.50
FP326706

REAL ESTATE TRANSFER TAX		08-Nov-2013	
	COUNTY:	69.50	
	ILLINOIS:	139.00	
	TOTAL:	208.50	
24-27-211-014-0000   20190901695414   1-080-602-976			

Property of Cook County Clerk's Office

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Executed by the undersigned on September 13, 2019:

GRANTOR:

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-3

By: Evette Morales

By: ITS ATTORNEY-IN-FACT NEWREZ, LLC., F/K/A NEW PENN FINANCIAL, LLC., D/B/A SHELLPOINT MORTGAGE SERVICING BY PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING, LLC., ITS ATTORNEY-IN-FACT

Name: Evette Morales

Title: Contract Management Coordinator

STATE OF Florida  
COUNTY OF Palm Beach

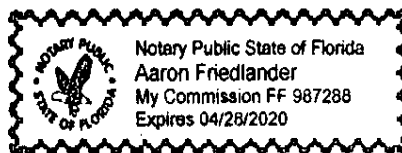
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Evette Morales, personally known to me to be the Contract Management Coordinator of ITS ATTORNEY-IN-FACT NEWREZ, LLC., F/K/A NEW PENN FINANCIAL, LLC., D/B/A SHELLPOINT MORTGAGE SERVICING BY PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING, LLC., ITS ATTORNEY-IN-FACT for THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-3 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 13 day of September, 2019

Commission expires     , 20    
Notary Public

Aaron Friedlander

SEND SUBSEQUENT TAX BILLS TO:  
HAMMERHEAD INVESTMENTS LLC  
8530 W. 133rd St.  
Orland Park, IL 60462



POA recorded simultaneously herewith

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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