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This Document Prepared By:

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Doc# 1932417102 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/20/2019 02:40 PM PG: 1 OF 4

After Recording Return To:

GUSTAVO RUIZ
4535 S Keeler Ave.
Chicago, Illinois 60632

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7 day of NOV, 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 2005-5, whose mailing address is c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054 hereinafter ("Grantor"), and GUSTAVO RUIZ, A MARRIED PERSON whose mailing address is 4535 S Keeler Ave., Chicago, IL 60632 (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 2617 South Keeler Avenue, Chicago, IL 60623.

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.

S/L
P/H
S/L
M.
SC.
INT

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Executed by the undersigned on 11, 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 2005-5



By: Jacqueline S. Michaelson

By: **ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION**

Name: Jacqueline S. Michaelson

Title: Contract Management Coordinator

STATE OF Florida
COUNTY OF Palm Beach SS

REAL ESTATE TRANSFER TAX		20-Nov-2019
	COUNTY:	33.75
	ILLINOIS:	67.50
	TOTAL:	101.25
16-27-400-011-0000 20191001610987 0-013-412-704		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson personally known to me to be the Contract Management Coordinator of ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION 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 2005-5 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 Jacqueline S. Michaelson [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 uc, for the uses and purposes therein set forth.


Given under my hand and official seal, this 11 day of Nov, 2019.

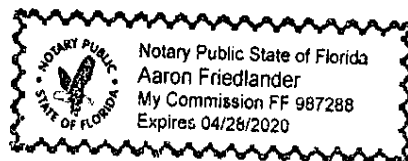
Commission expires , 20
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
GUSTAVO RUIZ
4535 S Keeler Ave.
Chicago, IL 60632

AJE Aaron Friedlander

POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		19-Nov-2019
	CHICAGO:	506.25
	CTA:	202.50
	TOTAL:	708.75 *
16-27-400-011-0000 20191001610987 0-827-271-520		



* Total does not include any applicable penalty or interest due.

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Exhibit A
Legal Description

LOT 12 IN W.L. DE WOLF'S SUBDIVISION OF THE WEST ½ (EXCEPT THE EAST 33 FEET THEREOF) OF BLOCK 2 IN REID'S SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **16-27-400-011-0000**

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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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