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This Document Prepared By:

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Doc# 2000822090 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2020 03:17 PM PG: 1 OF 5

After Recording Return To:

Comasen Williams
20620 Sandridge Dr
Lynwood, IL 60411

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of December, 2019, between **WELLS FARGO BANK, N.A. AS TRUSTEE FOR BANC OF AMERICA FUNDING 2005-C TRUST**, whose mailing address is c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054, hereinafter ("Grantor"), and **COMASEN WILLIAMS - A MARRIED PERSON, TAKING AS SOLE & SEPARATE PROPERTY**, whose mailing address is 20620 Sandridge Dr, Lynwood, IL 60411, (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 17206 Walter Street, Lansing, IL 60438-1355.

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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Executed by the undersigned on December 11, 2019:

GRANTOR:

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR
BANC OF AMERICA FUNDING 2005-C TRUST**

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

BY: Samuel E. Moreno Jr 12/11/19

Name: Samuel E. Moreno Jr

Title: Contract Management Coordinator

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

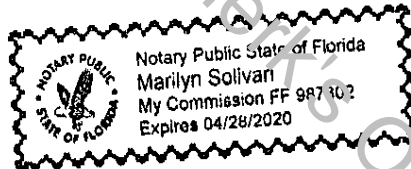
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samuel E. Moreno Jr personally known to me to be the Contract Management Coordinator PHH MORTGAGE CORPORATION IN ITS CAPACITY AS ATTORNEY-IN-FACT FOR WELLS FARGO BANK, N.A. AS TRUSTEE FOR BANC OF AMERICA FUNDING 2005-C TRUST, 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 11 day of December, 2019

Marilyn Solivan
Marilyn Solivan
Notary Public

My Commission Expires: _____

SEND SUBSEQUENT TAX BILLS TO:
Comasen Williams
20620 Sandridge Dr
Lynwood, IL 60411



POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		08-Jan-2020
	COUNTY:	34.50
	ILLINOIS:	69.00
	TOTAL:	103.50

30-29-106-039-0000 | 20191201672097 | 0-552-856-928

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Exhibit A Legal Description

LOTS 36 AND THE SOUTH 10 FEET OF LOT 37 IN BLOCK 1 IN BURHAM BERENICE ADDITION BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: **30-29-106-039-0000**

Property of Cook County Clerk's Office

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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

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Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Wells Fargo Bank, NA as Trustee for Bank of America Funding 2005 C Trust

C/O PHH Mortgage Corp, 1 Mortgage Way

Mount Laurel, NJ 08054

Telephone: 312-263-0003 ext 1223

Attorney or Agent: Potestivo & Associates PC

Telephone No.: 312-263-0003 ext 1223

Property Address: 17206 Walter Street

Lansing, IL 60438

Property Index Number (PIN): 30-29-106-039-0000

Water Account Number: 311 3311 00 04

Date of Issuance: December 13, 2019

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on December 13, 2019 by

Julie C Sciackitano.

VILLAGE OF LANSING

By: Arlette Frye
Village Treasurer or Designee

Julie C. Sciackitano (Signature of Notary Public) (SEAL)

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

