

# UNOFFICIAL COPY

A 20-2072 (un)

Mail to: and mail tax bill to

SAUL MEDINA CALDERON  
JULIA TECALERO JIMENEZ  
~~15217 VINE AVE.~~  
~~HARVEY, IL 60426~~

1537 W. 162nd ST  
MARKHAM IL 60428

\$ 34,000



No 21476

## SPECIAL WARRANTY DEED

2072  
THE GRANTOR THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25, a corporation created and existing under and by virtue of the laws of the State of ILLINOIS, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to **SAUL MEDINA CALDERON AND JULIA TECALERO JIMENEZ, Husband And Wife** of 1537 W. 162nd St., Markham, IL 60428, an Illinois corporation, the real estate situated in the County of **COOK**, State of Illinois, to wit;

LOTS 39 AND 40 TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS 39 AND 40 IN BLOCK 60 IN SOUTH LAWN, SAID SOUTH LAWN BEING A SUBDIVISION OF SECTION 17, AND THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Commonly known as 15217 VINE <sup>and</sup> ST., HARVEY, IL 60426

PIN No. 29-17-107-034-0000

Doc#: 2003513025 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 02/04/2020 09:30 AM Pg: 1 of 5

Dec ID 20200101690633

ST/CO Stamp 2-103-221-088 ST Tax \$35.00 CO Tax \$17.50

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TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its AUP, this 10 day of January, 2020.

**THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25**

By [Signature]  
**SPECIALIZED LOAN SERVICING, LLC AS ATTORNEY IN FACT**

Jeffrey Dowdell, Assistant Vice President  
Specialized Loan Servicing, LLC as Attorney in Fact

**REAL ESTATE TRANSFER TAX**



28-17-107-034-0000

30-Jan-2020  
COUNTY: 17.50  
ILLINOIS: 35.00  
TOTAL: 52.50

20200101890633 | 2-103-221-088

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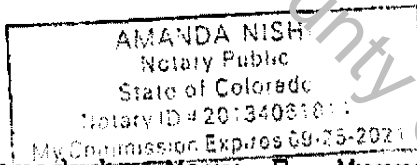
State of COLORADO  
County of DOUGLAS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jeffrey Douber personally known to me to be the AMP of SPECIALIZED LOAN SERVICING, LLC AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such AMP he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of January 2020.

Commission expires 9/25/21.

[Signature]  
Notary Public



This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, IL 60646

Mail Tax Bill to:  
SAUL MEDINA CALDERON  
JULIA TECALERO JIMENEZ  
15217 VINE AVE.  
HARVEY, IL 60426

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## STATEMENT BY GRANTOR AND GRANTEE

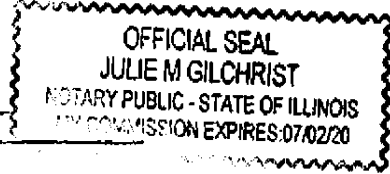
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/17/2020

Signature [Handwritten Signature]  
Grantor or agent

Subscribed to and sworn before me this 20 day of January, 2020.

[Handwritten Signature]  
Notary Public



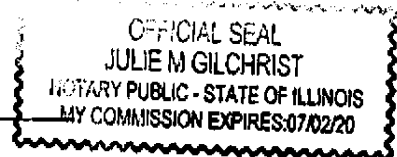
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/17/2020

Signature [Handwritten Signature]  
Grantee or agent

Subscribed to and sworn before me this 20 day of January, 2020.

[Handwritten Signature]  
Notary Public



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## Legal Description

LOTS 39 AND 40 TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS 39 AND 40 IN BLOCK 60 IN SOUTH LAWN, SAID SOUTH LAWN BEING A SUBDIVISION OF SECTION 17 AND THE SOUTH 1/2 OF SECTION 08, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:  
15217 Vine Ave  
Harvey, IL 60426

Pin: 29-17-107-034-0000

Property of Cook County Clerk's Office