

UNOFFICIAL COPY

Chicago Title

1542
19CSC03314609

SPECIAL WARRANTY DEED

Doc#: 2003755210 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 02/06/2020 11:45 AM Pg: 1 of 2

KNOW ALL MEN BY THESE PRESENTS:
That THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWALT 2007-23CB)

herein called 'GRANTOR',

whose mailing address is:

4425 Ponce De Leon Blvd.,

Coral Gables, FL 33146

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good and valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant bargain, and sell unto:

Dec ID 20200101691650

ST/CO Stamp 0-161-463-136 ST Tax \$155.00 CO Tax \$77.50

City Stamp 0-197-868-384 City Tax: \$1,627.50

CGA RE CAP, LLC

called 'GRANTEE' whose mailing address is: 240 Newport Center Dr., Newport Beach, CA

all that certain real property situated in Cook County, Illinois and more particularly described as follows:

LOT 26 IN BLOCK 18 IN FREDERICK H. BARTLETT'S 63RD STREET INDUSTRIAL DISTRICT SUBDIVISION OF LOTS 1 TO 6 IN CIRCUIT COURT PARTITION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 19-18-424-039-0000

Address of Property: 6652 W. 63rd Street, Chicago, IL 60638

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEES, his heirs or successors and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

GRANTOR will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, and no others.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 21st day of January, 2020 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its board of directors.

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWALT 2007-23CB)
by BAYVIEW LOAN SERVICING, LLC, its
attorney in fact

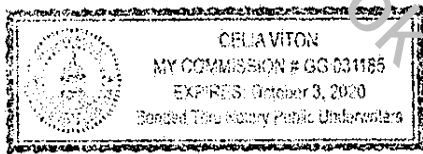


Sonia Asencio, AVP

(AFFIX SEAL)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 21st day of January, 2020 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.



NOTARY PUBLIC

MAIL TO:

CGA RE CAP LLC
240 Newport Center Dr
Newport Beach CA
92660

This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94th Avenue, Suite 602
Orland Park, IL 60462

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