

# UNOFFICIAL COPY

This Document Prepared By:

Potestivo & Associates, P.C.
Carin Wolkenberg
223 <sup>W</sup> Jackson Blvd., Suite 610
Chicago, Illinois 60606



Doc# 2031601008 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/11/2020 10:02 AM PG: 1 OF 5

After Recording Return To:

Marys Lane Pod, LLC
1300 Iroquois Ste 125
Naperville, IL 60563

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 6<sup>th</sup> day of March, 2020, between THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RZ3, whose mailing address is c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054, hereinafter ("Grantor"), and MARYS LANE POD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, whose mailing address is c/o The Law Office of Brenda Murzyn 1300 Iroquois Ste. 125, Naperville, IL 60563, (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 3118 West 145<sup>th</sup> Street, Posen, IL 60469-1441.

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 4  
P 5  
S N  
M N  
SC 4  
E 4  
INT off  
D 7-31-20

# UNOFFICIAL COPY

Executed by the undersigned on March 6<sup>th</sup>, 2020:

GRANTOR:

**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RZ3**

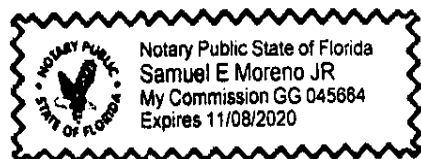
**BY ITS ATTORNEY-IN-FACT NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, BY ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING, LLC**

BY: *Evette Morales* 03/06/2020  
Name: Evette Morales  
Title: Contract Management Coordinator

STATE OF Florida  
COUNTY OF Palm Beach SS

The foregoing instrument was acknowledged before me by means of  physical presence of [ ] online notarization, this 6<sup>th</sup> day of March 2020, by Evette Morales as Contract Management Coordinator for 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 AS ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RZ3, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*Samuel E Moreno Jr*  
Signature of Notary Public  
**Samuel E Moreno Jr**



Name of Notary Public: \_\_\_\_\_  
Notary Commission Expiration Date: \_\_\_\_\_  
Personally Known:   
OR Produced Identification: \_\_\_\_\_

POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		18-Aug-2020
	COUNTY:	63.00
	ILLINOIS:	126.00
	TOTAL:	189.00

28-12-102-034-0000 | 20200401656654 | 0-262-169-056

# UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

Marys Lane Pod, LLC

1300 Iroquois Ste. 125

Naperville, IL 60563

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit A Legal Description

THE EAST 1/2 OF LOTS 12, 13, 14 AND 15 IN BLOCK 1 IN JAMES J. SMITH AND COMPANY'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST ¼ OF THE NORTH 1/2 OF THE NORTHWEST ¼ (EXCEPT THE NORTH 50 ACRES) OF FRACTIONAL SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; ALSO THE WEST 1/2 OF THE NORTH 23 ACRES OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **28-12-102-034-0000**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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