

# UNOFFICIAL COPY

Doc#: 2130939406 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/05/2021 02:18 PM Pg: 1 of 7

**Return To:**  
Freshwater Enterprises Ltd.  
537 S. Dearborn St., Apt. 10A  
Chicago, IL 60605

**This Instrument Prepared by**  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**  
Freshwater Enterprises Ltd.  
537 S. Dearborn St., Apt. 10A  
Chicago, IL 60605

File: 101-10354828

Dec ID 20210801634178  
ST/CO Stamp 1-493-716-112 ST Tax \$129.00 CO Tax \$64.50  
City Stamp 0-373-345-424 City Tax: \$1,456.52

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 19 day of October, 2021, by and between THE BANK OF NEW YORK MELLON FKA The Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1, whose mailing address is 8950 Cypress Waters Blvd, Coppell, TX 7501, hereinafter called GRANTOR, grants to FRESHWATER ENTERPRISES LTD., whose address is 537 S. Dearborn St., Apt. 10A Chicago, IL 60605, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$128,625.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

P.I.N.: 21-31-126-012

Property Address: 8239 South Kingston Avenue, Chicago, IL 60617

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that

# UNOFFICIAL COPY

the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

THE BANK OF NEW YORK MELLON FKA The Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1, NATIONSTAR MORTGAGE, LLC as attorney in fact

By: 

Name/Title: Jerry Kukik, Assistant Secretary

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this \_\_\_\_\_, 2021, by \_\_\_\_\_, who is the/a \_\_\_\_\_ of NATIONSTAR MORTGAGE, LLC as attorney in fact as attorney in fact for THE BANK OF NEW YORK MELLON FKA The Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1, who are personally known to me or have produced \_\_\_\_\_ as identification and who signed this instrument willingly.

See Attached  
Notary Public  
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

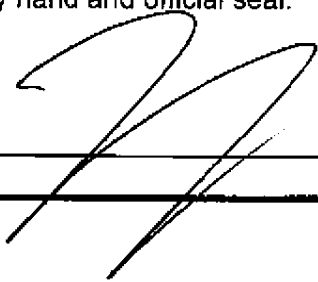
State of California  
County of Orange

On October 19, 2021 before me, Julio Gonzalez, Notary Public  
(insert name and title of the officer)

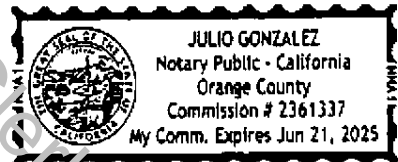
personally appeared Jerry Kubik  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



# UNOFFICIAL COPY

## EXHIBIT A

The following described real estate situated in the County of Cook and State of Illinois, described as follows, to wit:

Lot 28 in Block 4 in the subdivision of Lots 1 to 10, both inclusive, in Charles Ringers South Shore Addition, being a subdivision of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 31, Township 38 North, Range 15, East of the Third Principal Meridian, (except the South 33 feet thereof taken for widening East 83rd Street), in Cook County, Illinois.

Parcel Identification Number: 21-31-126-012-0000

Property Address: 8239 South Kingston Avenue, Chicago, IL 60617

PROPERTY OF COOK COUNTY CLERK'S OFFICE



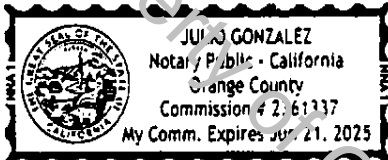
# UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me on this 19  
day of October, 2021, by Jerry Kubik

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to be 'Jerry Kubik', written over a horizontal line.

Clear Form

Print Form

Orange County Clerk's Office

# UNOFFICIAL COPY

**NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)**

Property of Cook County Clerk's Office