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Doc#: 2227701185 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2022 04:03 PM Pg: 1 of 4

Dec ID 20220901654793
ST/CO Stamp 2-089-586-256 ST Tax \$290.00 CO Tax \$145.00
City Stamp 0-614-567-504 City Tax: \$3,045.00

FIDELITY NATIONAL TITLE
SCKL220200609

Commitment Number: 220200609
Seller's Loan Number: 0025027640

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:

ServiceLink, LLC

1325 Cherrington Parkway

Coraopolis, PA 15108

GRANTEES ADDRESS

Mail Tax Statements To: JONATHAN LOPEZ BELTRAN and SUSANA TAVIRA SILVA:
2457 NORTH MANGO AVENUE, CHICAGO, IL 60639

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-29-429-039-0000

SPECIAL/LIMITED WARRANTY DEED

The grantor, **THE BANK OF NEW YORK MELLON, SUCCESSOR TO THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1**, whose tax-mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, for and in consideration of \$290,000.00 (Two Hundred Ninety Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **JONATHAN LOPEZ BELTRAN and SUSANA TAVIRA SILVA**, whose tax mailing address is **2457 NORTH MANGO AVENUE, CHICAGO, IL 60639**, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows: *AS TENANTS BY THE ENTIRETY*

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LOT 8 IN MAJOR CONSTRUCTION COMPANY'S RESUBDIVISION OF LOT 123 IN FULLERTON CENTRAL MANOR, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29 AND LOTS 170 AND 231 IN FIRST ADDITION TO FULLERTON CENTRAL MANOR, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, AND LOT 238 IN SECOND ADDITION TO FULLERTON CENTRAL MANOR, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 2457 NORTH MANGO AVENUE, CHICAGO, IL 60639

PROPERTY INDEX NO. 13-29-429-039-0000

Prior instrument reference: **2204121570**

Seller 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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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AUG 10 2022

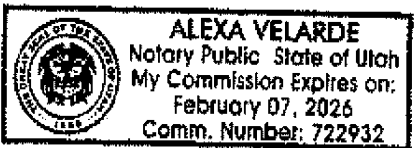
Executed by the undersigned on _____:

THE BANK OF NEW YORK MELLON, SUCCESSOR TO THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] AUG 10 2022
Name: Matthew Romrell
Its: Doc. Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on AUG 10 2022. Before me, Alexa Velarde, a Notary Public of said State and County aforesaid, personally appeared Matthew Romrell Its Document Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **THE BANK OF NEW YORK MELLON, SUCCESSOR TO THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.



[Signature]
Notary Public

REAL ESTATE TRANSFER TAX		30-Sep-2022
	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00
13-29-429-039-0000 20220901654793 2-089-586-256		

REAL ESTATE TRANSFER TAX		30-Sep-2022
	CHICAGO:	2,175.00
	CTA:	870.00
	TOTAL:	3,045.00 *
13-29-429-039-0000 20220901654793 0-614-567-504		
* Total does not include any applicable penalty or interest due.		

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**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Agent

Property of Cook County Clerk's Office