

# UNOFFICIAL COPY

Doc#: 2230455084 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/31/2022 11:18 AM Pg: 1 of 5

Dec ID 20221001671265  
ST/CO Stamp 1-237-414-224 ST Tax \$142.50 CO Tax \$71.25

Commitment Number: 220278390  
Seller's Loan Number: 0030978209

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

Grantee's Address  
Mail Tax Statements To: J&D CONSTRUCTION 55 LLC: 5209 Riverside Dr, Richton Park, IL 60471

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**31-17-306-003-0000**

## SPECIAL/LIMITED WARRANTY DEED

The grantor, **THE BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES, 2006-AR1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NA AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-AR1**, whose tax-mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, for and in consideration of \$142,500.00 (One Hundred Forty Two Thousand Five Hundred Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **J&D CONSTRUCTION 55 LLC**, whose tax mailing address is **5209 Riverside Dr, Richton Park, IL 60471**, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

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**LOT 15 IN CREEKSIDE SUBDIVISION PHASE I, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS 6226 BEECHWOOD RD, MATTESON, IL 60443**

**P.I.N. 31-17-306-003-0000**

**Prior instrument reference: 2209521049**

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 grantee 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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Executed by the undersigned on OCT 04 2022:

**THE BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES, 2006-AR1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NA AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-AR1, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: [Signature] OCT 04 2022  
Name: Conrad Stribakos

Its: DOC. CONTROL OFFICER

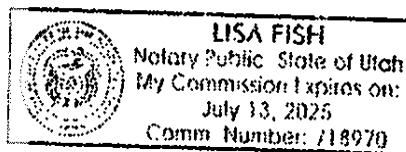
STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on OCT 04 2022. Before me, LISA FISH, a Notary Public of said State and County aforesaid, personally appeared Conrad Stribakos <sup>★</sup> Its \*\* on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **THE BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES, 2006-AR1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NA AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-AR1** 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.

\*Personally Known

\*\* Document Control Officer

[Signature]  
Notary Public



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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

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

26-Oct-2022



<b>COUNTY:</b>	71.25
<b>ILLINOIS:</b>	142.50
<b>TOTAL:</b>	213.75

31-17-306-003-0000

| 20221001671265 | 1-237-414-224

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