## **UNOFFICIAL COPY**

PREPARED BY: Codilis & Associates, P.C.

Christine Coates, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Emcee List Inc 2115 July 200

MAIL RECORDED DEED TO:

21K JUINAN

INITE CA 92/014

Doc#. 2234641007 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/12/2022 09:26 AM Pg: 1 of 2

Dec ID 20221101699966

ST/CO Stamp 1-065-694-544 ST Tax \$263.00 CO Tax \$131.50

City Stamp 0-987-485-520 City Tax: \$2,761.50

22029730/275

## SPECIAL WARRANTY DEED

THE GRANTOR, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HO! DERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-25, MORTGAGE PASS-THROUGH CER (IFICATES, SERIES 2007-25, of 55 Beattie Place, Suite 110, Greenville, SC 2960, for and in consideration of Ten Folium (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE CRANTEE(S) Emcee List Inc

, of 2115 Sullivan Irvine, CA 92614, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 65 IN A.W. DICKINSON'S SUBDIVISION OF THAT PART OF MILWAUKEE AVENUE OF LOT 11 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST QUARTER OF SAID LOT 11 AND EXCEPT TRACTS CONVEYED TO CLARA S. LOWELL) IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 13-16-418-004-0000** 

PROPERTY ADDRESS: 5007 W Berteau Ave, Chicago, IL 60641

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all versens lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

## **UNOFFICIAL COPY**

Special Warranty Deed - Continued

Dated this 12	/2/2022	
		THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-25, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-25
	DO OFFI	- Mary
· C		By:
		New Rez LLC Ra New Penn Financial nka Shellpoint  Mortgage Servicing LLC as attroney in fact
	O)r	
STATE OF	SOUTH CAROLINA	) )
COUNTY OF	GREENVILLE	54 _
	dersigned, a Notary Public RY GLANTZ	in and for said County, in the State aforesaid, do hereby certify that, THE PANK OF NEW YORK MELLON FKA THE BANK
LOAN TRUST 2 fka New Penn Fit the same person( person, and acknowledge)	007-25, MORTGAGE PAS nancial nka Shellpoint Mort s) whose name(s) is/are sut	E CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE S-THROUGH CERTIFICATES, SERIES 2007-25, by NewRez LLC gage Servicing LLC as attorney in fact personally known to me to be scribed to the foregoing instrument, appeared before me this day in end, sealed and delivered the said instrument, as his/her/their free and in set forth.
	Given under my hand and n	otarial seal, this
		- KH 3
		Notary Public  My commission expires: \$4/12/2026
Evernet under the	provisions of paragraph	
	Real Estate Transfer Act	Date



Agent.