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PREPARED BY:
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15W030 N. Frontage Rd.
Burr Ridge, IL 60527

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

MAIL TAX BILL TO:

Emcee List Inc
2115 Sullivan
IRVINE, CA 92614

MAIL RECORDED DEED TO:

2115 Sullivan
IRVINE CA 92614

22029730/225

SPECIAL WARRANTY DEED

THE GRANTOR, 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, of 55 Beattie Place, Suite 110, Greenville, SC 2960, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(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 persons 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.

