

# UNOFFICIAL COPY

PREPARED BY:  
Codilis & Associates, P.C.  
Christine Coates, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 2408014129 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/20/2024 10:50 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Joel Mandujano  
9229 S. Keeler Ave.  
Oak Lawn, IL 60453

Dec ID 20240301651992  
ST/Co Stamp 1-568-015-920 ST Tax \$60.00 CO Tax \$30.00  
City Stamp 1-137-968-688 City Tax \$630.00

**MAIL RECORDED DEED TO:**

Joel Mandujano  
9229 S. Keeler Ave.  
Oak Lawn, IL 60453

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## SPECIAL WARRANTY DEED

THE GRANTOR, The Bank of New York Mellon, The Successor To JPMorgan Chase Bank, As Trustee For CIT Home Equity Loan Trust 2002-1, of 75 Beattie Place Suite 300, Greenville, SC 29601, for and in consideration of Ten Dollars (\$10.00) hereby GRANTS, BARGAINS, CONVEYS AND SELLS to THE GRANTEE(S) Joel Mandujano, of 4348 W 77th Pl Chicago, IL 60652, all interest in the following described real estate situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 5 IN BLOCK 7 IN CORNELL, SAID CORNELL BEING A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 20-26-100-024-0000  
**PROPERTY ADDRESS:** 7112 South Drexel Avenue, Chicago, IL 60619

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- a) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- b) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same still in effect;
- d) All Presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- e) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) Any conditions that would be revealed by a physical inspection and survey of the Property.

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the

