UNOFFICIAL COPY

PREPARED BY: Codilis & Associates, P.C.

Christine Coates, Esq. 15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:
Joel Mandujano

9229 S. Keeler Ave.

Oak Lawn, IL 60453

MAIL RECORDED DEED TO:

Joel Mandujano 9229 S. Keeler Ave.

Oak Lawn, II 60453

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

Dec ID 20240301651992

ST/Co Stamp 1-568-015-920 ST Tax \$60.00 CO Tax S30.00

City Stamp 1-137-968-688 City Tax \$630.00

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 GOWNELL 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, J. 60619

Grantor covenants that it is seized and possessed of the said land 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 are warranty of title made herein shall apply.

- a) All easements, rights-of-way and prescriptive rights whether of recorded c. 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, pureral 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

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Special Warranty Deed - Continued

appurtenances thereto, forever, subject to the following matters: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, casements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

| Dated this _ | March 7 2024 | _ | | |
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| | C d/b/a Shellpoint Mortgage Servi | | | |
| | ose name(s) is/are subscribed to the | | | |
| | that he/she/they signed, sealed an | | | |
| act, for the use | es and purposes therein set forth, in | cluding the i | release and waiver of the rig | tht of homestead. |
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