

This Document Prepared By:



Potestivo & Associates, P.C.
Charlotte Haack
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

Doc# 2414410046 Fee \$88.00
 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
 CEDRIC GILES
 COOK COUNTY CLERK'S OFFICE
 DATE: 5/23/2024 4:01 PM
 PAGE: 1 OF 4

After Recording Return To:

R&S HOMES LLC
15331 HOLLYWOOD DRIVE
ORLAND PARK, ILLINOIS, 60462

SPECIAL WARRANTY DEED

THIS INDENTURE made this 13th day of February, 2024, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2, whose mailing address is c/o PHH MORTGAGE CORPORATION, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA, 33409, hereinafter ("Grantor"), and R&S HOMES LLC - AN ILLINOIS LIMITED LIABILITY COMPANY whose mailing address is 15331 HOLLYWOOD DRIVE, ORLAND PARK, ILLINOIS, 60462 hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as 1563 WENTWORTH AVENUE, CALUMET CITY, ILLINOIS, 60409.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor 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 prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

REAL ESTATE TRANSFER TAX



66545 MM
 5/8/24
 250⁰



Calumet City • City of Homes \$

REAL ESTATE TRANSFER TAX



66544 MM
 5/8/24
 250⁰



Calumet City • City of Homes \$

UNOFFICIAL COPY

Executed by the undersigned on February 13, 2024.

GRANTOR:

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2, BY ITS ATTORNEY IN FACT NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING BY ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING LLC

By: *Jacqueline S. Michaelson*

Name: Jacqueline S. Michaelson

Title: Contract Management Coordinator

STATE OF FLORIDA

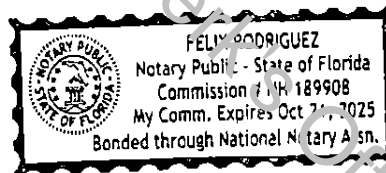
SS

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of February, 2024, by Jacqueline S. Michaelson as Contract Management Coordinator of PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING LLC, AS ATTORNEY IN FACT FOR NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING AS ATTORNEY-IN-FACT for THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2 is personally known to me or who has produced N/A as identification.

Given under my hand and official seal, this 13th day of February, 2024.

Felix Rodriguez
Signature of Notary Public



Name of Notary Public: Felix Rodriguez

Notary Commission Expiration Date:

Personally Known:

OR Produced Identification: N/A

**SEND SUBSEQUENT TAX BILLS TO:
R&S HOMES LLC
15331 HOLLYWOOD DRIVE
ORLAND PARK, ILLINOIS, 60462**

REAL ESTATE TRANSFER TAX		23-May-2024
	COUNTY:	34.75
	ILLINOIS:	69.50
	TOTAL:	104.25
30-20-412-052-0000		20240201627749 1-788-548-400

POA recorded simultaneously herewith

UNOFFICIAL COPY

Exhibit A

Legal Description

LOT 34(EXCEPT THE SOUTH 2 FEET THEREOF) AND THE SOUTH 19 FEET OF LOT 35 IN BLOCK 1 IN GOLD COAST MANOR 3rd ADDITION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE SOUTH ½ OF THE FRACTIONAL SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, STATE OF ILLINOIS, LYING WEST OF A LINE WHICH IS PARALLEL TO AND 743.2 FEET WEST OF THE ILLINOIS INDIANA STATE LINE, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1927 AS DOCUMENT 9827875, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: **30-20-412-052-0000**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office