

# UNOFFICIAL COPY



Doc#: 1316219050 Fee: \$54.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/11/2013 03:44 PM Pg: 1 of 9

1602-42015

After recording return to:  
Mason Debt Acquisitions, LLC – jk properties  
PO Box 328  
Calumet City, IL 60409

Send subsequent tax bills to:  
Mason Debt Acquisitions, LLC – jk properties  
PO Box 328  
Calumet City, IL 60409

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that 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 THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-B ("Grantor"), whose mailing address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409, for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has quitclaimed and does hereby quitclaim unto MASON DEBT ACQUISITIONS, LLC – JK PROPERTIES, an Illinois limited liability company ("Grantee"), whose address is P.O. Box 328, Calumet City, Illinois, 60409, the following described real estate, situated and being in the City of Chicago, Cook County, State of Illinois (the "Real Property"):

See Exhibit "A" attached hereto and made a part hereof.

Subject to conditions, restrictions, easements, limitations and rights-of-way of record, any liens for real estate taxes not yet due and payable, any matters which would be disclosed by an accurate survey, zoning or other governmental restrictions, rights of existing tenants in possession. The property is conveyed "as is" in its present condition.

Address of Property: 7040 S. Emerald Avenue, Chicago, Illinois, 60621.

7040-42 S. Emerald Avenue, Chicago, IL 60621  
Permanent Real Estate Index Numbers: 20-21-321-033-0000.

[SIGNATURE ON FOLLOWING PAGE]

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Grantor has executed this Quitclaim Deed as of the 5<sup>th</sup> day of June, 2013.

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 THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-B

By: Ocwen Loan Servicing, LLC,  
a Delaware limited liability company  
Its: Attorney in Fact

By: [Signature]  
Name: Stacie C Ngo  
Title: Manager, Commercial Loan Servicing  
Ocwen Loan Servicing LLC Attorney in Fact

STATE OF Texas )  
 )ss.  
COUNTY OF Harris )

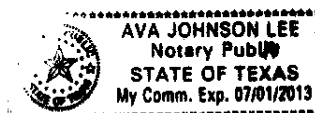
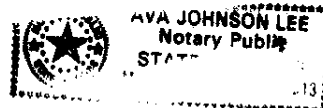
The foregoing instrument was acknowledged before me this \_\_\_ day of June, 2013, by Stacie C. Ngo, the authorized signatory of Ocwen Loan Servicing, LLC, a Delaware limited liability company, as Attorney-In-Fact for and on behalf of THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-B.

I have set my hand and notary seal this 5<sup>th</sup> day of June, 2013.

[Signature]  
(signature) Ava Johnson Lee  
Printed: (Notary Public)

My Commission expires: 7/1/2013  
My County of Residence: \_\_\_\_\_

Drafted by:  
Honigman Miller Schwartz and Cohn LLP  
350 E. Michigan Ave, Suite 300  
Kalamazoo, MI 49007



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## EXHIBIT "A" to Deed

### Legal Description of Property

LOT 17 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 18 IN BLOCK 5 IN BECK'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<u>REAL ESTATE TRANSFER</u>	<u>06/11/2013</u>
	<b>CHICAGO:</b> \$187.50
	<b>CTA:</b> \$75.00
	<b>TOTAL:</b> \$262.50
20-21-321-033-0000   20130601601213   8JJC2	

<u>REAL ESTATE TRANSFER</u>	<u>06/11/2013</u>
 	<b>COOK</b> \$12.50
	<b>ILLINOIS:</b> \$25.00
	<b>TOTAL:</b> \$37.50
20-21-321-033-0000   20130601601213   VD2WDM	

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After Recording return to:  
 Ocwen Loan Servicing, LLC  
 1661 Worthington Rd, Suite 100  
 West Palm Beach, FL 33409

Exhibit A

2561

**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK** as successor trustee for **JPMORGAN CHASE BANK, N.A.**, having an office at 601 Travis, and its main office at 700 South Flowers, 2<sup>nd</sup> Floor, Los Angeles, CA 90017-4104 (the "Bank"), hereby appoints **Ocwen Loan Servicing, LLC**, to be the Bank's true and lawful Attorney-in-Fact (the "Attorney") to act in the name and on behalf, of the Bank with power to do only the following in connection with the following Trust mentioned on the Exhibit "A", on behalf of the Bank.

1. The modification or re-recording of a Mortgage, where said modification or re-recordings is for the purpose of correcting the Mortgage to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage as insured.
2. The subordination of the lien of a Mortgage to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned, or bills of sale, and other instruments of sale.
4. The completion of loan assumption agreements and modification agreements.
5. The full or partial satisfaction/release of a Mortgage or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

FILE NUM 20120278438 OR BOOK/PAGE 253320536 DATE: 07/19/2012 09:40:02 Pgs 0536 - 541 (6pgs)  
 Sharon R. Bock, CLERK & COMPTROLLER

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- a. the substitution of trustee(s) serving under a Mortgage, in accordance with state law and the Mortgage;
- b. the preparation and issuance of statements of breach or non-performance;
- c. the preparation and filing of notices of default and/or notices of sale;
- d. the cancellation/rescission of notices of default and/or notices of sale;
- e. the taking of a deed in lieu of foreclosure; and
- f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above;

9. To execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

Capitalized terms not otherwise defined herein shall have the meanings set forth in the applicable pooling and servicing agreements listed on Schedule A hereto.

**This Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.**

**The authority granted to the attorney-in-fact by the Power of Attorney is not transferable to any other party or entity.**

This Power of Attorney shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

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IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York, as successor trustee for JPMorgan Chase Bank, N.A., as Trustee, pursuant to the applicable pooling and servicing agreement listed on Schedule A hereto, and these present to be signed and acknowledged in its name and behalf by Loretta A. Lundberg its duly elected and authorized Managing Director and Steven Chrysanthis its duly elected and authorized Vice President this 5<sup>th</sup> day of June, 2012.

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee

By: \_\_\_\_\_

Name: Loretta A. Lundberg  
Title: Managing Director

By: \_\_\_\_\_

Name: Steven Chrysanthis  
Title: Vice President

Witness: \_\_\_\_\_

Printed Name: Antonia Depinto

Witness: \_\_\_\_\_

Printed Name: Margarita Krupkina

Property of Cook County Office

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## ACKNOWLEDGEMENT

STATE OF § New York

COUNTY OF § New York

Personally appeared before me the above-named Loretta A. Lundberg and Steven Chrysanthis, known or proved to me to be the same persons who executed the foregoing instrument and to be the Managing Director and Vice President, respectively of The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee, and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me this 5th day of June, 2012

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires

KAITLYN F. MCEVOY  
NOTARY PUBLIC, State of New York  
No. 01MC621674  
Qualified in New York County  
Commission Expires Jan. 25 2014



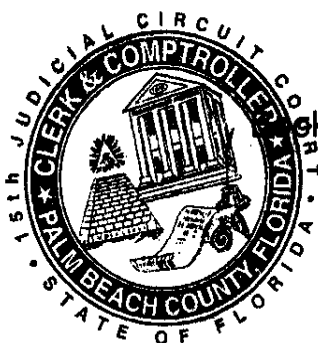




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## Exhibit "A" Continued

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-6
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-A
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-D
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-E
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A. f/k/a The Chase Manhattan Bank, as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 1998-1
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A. f/k/a The Chase Manhattan Bank, as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 1999-1
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2001-2
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-1
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-2
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-1
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-2
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-A
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-3
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-B



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I hereby certify that the foregoing is a true copy  
of the record in my office this day, Dec 17, 2012.

Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida

BY Debra Martine Deputy Clerk