

# UNOFFICIAL COPY



Doc#: 1333710007 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/03/2013 09:26 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:



Jianjian Cheng
1239 William Dr
Lake Zurich, IL 60047

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 17 day of October, 2013, between Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QA11, hereinafter ("Grantor"), and Jianjian Cheng, A Married Person, whose mailing address is 1239 William Dr, Lake Zurich, IL 60047, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Sixty Eight Thousand-Two Hundred Ninety Nine Dollars (\$68,299.00), 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 1728 Emerald Bay 2, Palatine, IL 60074.

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.

S Y  
P Y  
S N  
M N  
SC Y  
E Y  
INT 91

REAL ESTATE TRANSFER	11/26/2013
 	COOK \$34.25
	ILLINOIS: \$68.50
	TOTAL: \$102.75

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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.

Property of Cook County Clerk's Office

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Executed by the undersigned on 10/17, 2013:

GRANTOR:

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QA11

By: [Signature]

By: Ocwen Loan Servicing, LLC as Attorney-in-Fact

Name: Richard Veratt

Title: Contract Management Coordinator

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Veratt, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QA11**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Contract Management Coordinator HE [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Contract Management Coordinator, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of October, 2013

Commission expires 1-28, 2017  
Notary Public



Allyson Rivera  
ALLYSON RIVERA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE864744  
Expires 1/28/2017

SEND SUBSEQUENT TAX BILLS TO:  
1239 William Dr  
Lake Zurich, IL 60047

POA recorded simultaneously herewith

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## Exhibit A Legal Description

PARCEL 1: UNIT NO. 2-88 IN THE GROVES OF HIDDEN CREEK CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE ('PCL'); A PART OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR THE GROVES OF HIDDEN CREEK CONDOMINIUM II ("DECL") MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 44398, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23517637; TOGETHER WITH AN UNDIVIDED .6996 PER CENT INTEREST IN THE PARCEL (EXCEPTING FOR THE PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY).

PARCEL 2: EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, AND IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE GROVES OF HIDDEN CREEK COMMUNITY ASSOCIATION ("HOMEOWNERS'S DECL") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22827822; AS AMENDED FROM TIME TO TIME, AND GRAN TOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AND THE HOMEOWNER'S DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-01-400-018-1106

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## 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