



Doc#: 1401415012 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2014 09:25 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:

Juan A Sanchez and Ana L Gutierrez
571 Yorktown Rd
Chicago Heights, IL 60411

SPECIAL WARRANTY DEED

THIS INDENTURE made this 31 day of OCTOBER, 2013, between **Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1**, hereinafter ("Grantor"), and **Juan A Sanchez and Ana L Gutierrez, Husband and Wife as Joint Tenants with Rights of Survivorship**, whose mailing address is **571 Yorktown Rd, Chicago Heights, IL 60411**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty Four Thousand-Seven Hundred Ninety Nine Dollars (\$34,799.00), 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 **571 Yorktown Rd, Chicago Heights, IL 60411**.

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

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E Ype
NT Ype

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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.

Property of Cook County Clerk's Office

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Executed by the undersigned on October 31, 2013:

GRANTOR:

Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1

By: [Signature]

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

Name: JOSE MAURIZO
Title: Contract Management Coordinator *

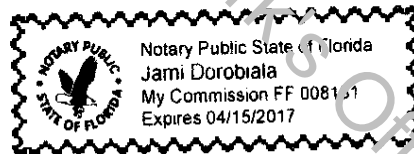
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STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSE MAURIZO personally known to me to be the * of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1**, 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 * [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 *, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of OCTOBER, 2013

Commission expires _____, 2013
Notary Public Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:
571 Yorktown Rd
Chicago Heights, IL 60411

POA recorded simultaneously herewith

REAL ESTATE TRANSFER	01/09/2014
COOK	\$17.50
ILLINOIS:	\$35.00
TOTAL:	\$52.50



32-18-310-017-0000 | 20131201606124 | GRLMQP

1401415012

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Exhibit A
Legal Description

LOT 9 IN BLOCK 4 IN SARATOGA FARMS, A SUBDIVISION OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED APRIL 19, 1956 AS DOCUMENT 16555442 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 32-18-310-017-0000

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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.

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