

UNOFFICIAL COPY



Doc#: 1404217000 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2014 08:28 AM Pg: 1 of 5

This Document Prepared By:

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

After Recording Return To:

DRC Properties INC
11030 S Moody Ave
Chicago Ridge, IL 60415

SPECIAL WARRANTY DEED

THIS INDENTURE made this 25th day of December, 2013, between U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2, hereinafter ("Grantor"), and DRC Properties INC, an Illinois Corporation, whose mailing address is 11030 S Moody Ave, Chicago Ridge, IL 60415 (hereinafter, [collectively], "Grantee"). WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Thirty-Seven Thousand One Hundred and Ninety-Four Dollars (\$137,194.00), 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 11030 S Moody Ave, Chicago Ridge, IL 60415.

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 Yes
 P 5
 N N
 Yes
 Yes
 INT aw

REAL ESTATE TRANSFER	01/29/2014
COOK	\$68.75
ILLINOIS:	\$137.50
TOTAL:	\$206.25



UNOFFICIAL COPY

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

UNOFFICIAL COPY

Executed by the undersigned on December 23 2013:

GRANTOR:
**U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC
 Mortgage Loan Trust 2007-2 Mortgage Pass-Through
 Certificates, Series 2007-2**
 By: Jennifer Weinstock
 By: **Ocwen Loan Servicing, LLC as Attorney-in-Fact**
 Name: **Jennifer Weinstock**
 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 **Jennifer Weinstock**, personally known to me to be Contract Management Coordinator of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2** 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 23rd day of December, 2013

Commission expires 09/17/2013 2017
 Notary Public

SEND SUBSEQUENT TAX BILLS TO:
DRC Properties INC
11030 S Moody Ave
Chicago Ridge, IL 60415

Lorna Labidou
 LORNA LABIDOU
 MY COMMISSION #FF055022
 EXPIRES September 17, 2017
 (407) 398-0153 FloridaNotaryService.com

POA recorded on November 1, 2012 as Instrument # 1230610099

UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 6 IN BLOCK 2 AND THE EAST ½ OF VACATED ALLEY LYING WEST OF AND ADJOINING IN TUSZL'S SUBDIVISION, BEING A SUBDIVISION OF LOT 16 IN ALWURM'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 30, 19053 AS DOCUMENT NUMBER 1500963.

Permanent Real Estate Index Number: 24-17-308-018-0000

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