UNOFFICIAL COPY



Doc#: 1407622017 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/17/2014 09:57 AM Pg: 1 of 5

This Document Prevared By:

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

After Recording Return To:

Residential Group II LLC	
4908 Middaugh Ave	
Downers Grove, IL 60515	

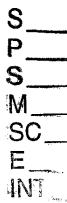
SPECIAL WARRANTY DIED

THIS INDENTURE made this 17 day of Abruay, 2014, Petveen HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2015-A. Mortgage-Backed Certificates, Series 2005-A, hereinafter ("Grantor"), and Residential Group II LLC, An Illinois Limited Liability Company, whose mailing address is 4908 Middaugh Ave, Downers Grove, IL 60515 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Crantor, for and in consideration of the sum of Forty-Seven Thousand Seven Hundred Ninety-Nine Dollars (\$47,799.00), 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 321 East Maple Drive, Glenwood, IL 60425.

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.

REAL ESTATE TRA	NSFER	03/10/2014
	соок	\$24.00
	ILLINOIS:	\$48.00
	TOTAL:	\$72.00

32-03-412-027-0000 | 20140301600992 | UEARV5



1407622017 Page: 2 of 5

UNOFFICIAL CC

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.



1407622017 Page: 3 of 5

UNOFFICIAL COPY

Executed by the undersigned on Lesa	ay 17, 2014:
Fremont Certifica By: <u>Jon</u>	ank USA, National Association, as Trustee for Home Loan Trust 2005-A, Mortgage-Backed Ites, Series 2005-A
By: Ocw Name:	en Loan Servicing, LLC as Attorney-in-Fact
Title:	Jon King
6	Contract Management Coordinator
STATE OF FLORIDA	SS
COUNTY OF PALM BEACH	33
CERTIFY that Jon King, per	** Contract Management Coordinator and for said County, in the State aforesaid, DO HEREBY resonally known to me to be the ** ** of resonant construction of the constr
Association, as Trustee for Fremont R Certificates, Series 2005-A and person subscribed to the foregoing instrument, that as such	ally known to me to be the same person whose name is appeared before me this day in person and acknowledged SHE] signed and delivered the instrument as (HIS) e free and vorant my act and deed of said
4	al seal, this
Commission expires 2014 Notary Public	The of all the hell
SEND SUBSEQUENT TAX BILLS TO Residential Group II LLC 4908 Middaugh Ave Downers Grove, IL 60515	Notary Public State of Florida Mei-Ling Mitchell My Commission FF 073851 Expires 12/02/2017
POA recorded on October 25, 2012 as	Instrument # 1229915061

NO.5720 REAL ESTATE TRANSFER TAX

AMOUNT 240.co

DATE 2-27-14

SOLD BY Cm5

1407622017 Page: 4 of 5

UNOFFICIAL COPY

Exhibit A Legal Description

LOT 403 IN THE SEVENTH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

nent Re.

Proportion of Cook Country Clark's Office Permanent Real Estate Index Number: 32-03-412-027-0000

1407622017 Page: 5 of 5

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.