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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 Prepared 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 DEED

THIS INDENTURE made this 17 day of February, 2014, between **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-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 Grantor, 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 TRANSFER	03/10/2014
 	COOK \$24.00
	ILLINOIS: \$48.00
	TOTAL: \$72.00

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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 February 17, 2014:

GRANTOR:

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-A, Mortgage-Backed Certificates, Series 2005-A

By: Jon King

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

Name:

Jon King

Title:

Contract Management Coordinator

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

**** Contract Management Coordinator**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon King personally known to me to be the ** of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-A, Mortgage-Backed Certificates, Series 2005-A** 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 17 day of Feb., 2014

Commission expires 12-2-2017
Notary Public

Mei-Ling Mitchell

SEND SUBSEQUENT TAX BILLS TO:
Residential Group II LLC
4908 Middaugh Ave
Downers Grove, IL 60515



POA recorded on October 25, 2012 as Instrument # 1229915061

NO. 5720 REAL ESTATE TRANSFER TAX
AMOUNT 240.00
DATE 2-27-14
SOLD BY CMS



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Exhibit A
Legal Description

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

Permanent Real Estate Index Number: 32-03-412-027-0000

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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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