



Doc#: 1410516030 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 04/15/2014 04:01 PM 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:



Stella,Equities, LLC
9555 South Bishop
Chicago, IL 60643

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 28 day of January, 2014, between **Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1**, hereinafter ("Grantor"), and **Stella,Equities, LLC, an Illinois Limited liability company**, whose mailing address is **9555 South Bishop , Chicago, IL 60643** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirteen Thousand Nine Hundred Twenty-Four Dollars (\$13,924.00), 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 **9555 South Bishop , Chicago, IL 60643**.

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.

<b>REAL ESTATE TRANSFER</b>	04/15/2014
	
<b>CHICAGO:</b>	\$105.00
<b>CTA:</b>	\$42.00
<b>TOTAL:</b>	\$147.00

<b>REAL ESTATE TRANSFER</b>	04/15/2014
 	
<b>COOK</b>	\$7.00
<b>ILLINOIS:</b>	\$14.00
<b>TOTAL:</b>	\$21.00

# 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 January 28, 2014:

GRANTOR:

**Wells Fargo Bank, National Association, as Trustee for  
Securitized Asset Backed Receivables LLC Trust 2006-OP1,  
Mortgage Pass-Through Certificates, Series 2006-OP1**

By: Jon King 1/28/14

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

Name: **Jon King**

Title: **Contract Management Coordinator**

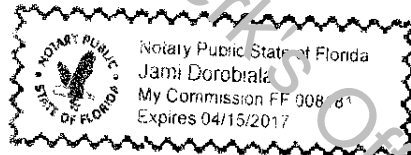
STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon King, personally known to me to be the **Contract Management Coordinator** of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1** 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~~ **(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 ~~HE~~ **(HE)**, for the uses and purposes therein set forth. \* \* **Contract Management Coordinator**

Given under my hand and official seal, this 28 day of January, 2014

~~Commission expires \_\_\_\_\_, 2014  
Notary Public~~

Jami Dorobiala



**SEND SUBSEQUENT TAX BILLS TO:  
Stella,Equities, LLC  
9555 South Bishop  
Chicago, IL 60643**

**POA recorded simultaneously herewith**

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

LOT 59 AND THE SOUTH 10 FEET OF LOT 60 IN BLOCK 1 IN MRS. HILLARD'S SUBDIVISION OF ALL THAT PART OF BLOCK 3 LYING NORTH OF THE SOUTH LINE OF THE NORTH 34 FEET OF LOTS 10 AND 32 IN HILLIARD AND DOBBINS FIRST ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 7, AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-08-103-073-0000

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