

Doc#: 1411215005 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/22/2014 10:08 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:

Alexandru Jubea and Lilia Jubea
<del>Demchenko and Koshaba</del>
2338 W. Belmont Ave
Chicago, IL 60618

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 27 day of March, 2014 between HSBC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-3, hereinafter ("Grantor"), and Alexandru Jubea and Lilia Jubea, Husband and wife, tenants by the entirety, whose mailing address is ~~Demchenko and Koshaba~~, 2338 W. Belmont Ave, Chicago, IL 60618 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty-Six Thousand Dollars (\$46,000.00), 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 572 Fairway View Dr Apt 3a, Wheeling, IL 60090.

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	04/17/2014
 	COOK \$23.00
	ILLINOIS: \$46.00
	TOTAL: \$69.00

S Y  
P 2  
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M K  
SC Y  
NT W

# 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 March 21 2014:

GRANTOR:

HSBC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-3

By: \_\_\_\_\_

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

Name: Jami Dorobiala

Title: Contract Management Coordinator

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH )

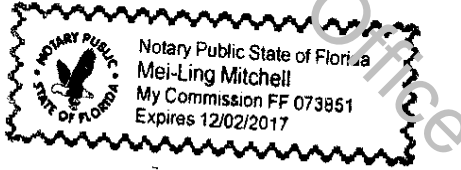
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jami Dorobiala, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for HSBC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-3** 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 21 day of March, 2014

Commission expires 12-2-17, 2014  
Notary Public

*Mei-Ling Mitchell*

SEND SUBSEQUENT TAX BILLS TO:  
**Alexandru Jubea and Lilia Jubea**  
~~Demenko and Kuchuba~~  
2338 W. Belmont Ave  
Chicago, IL 60618



POA recorded simultaneously herewith

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

UNIT NUMBER BUILDING 4-UNIT 3A FAIRWAY GREENS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN FAIRWAY GREENS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 8, 2005 AS DOCUMENT NUMBER 0518939010; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 03-04-201-025-1133

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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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