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Doc#: 1411822106 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2014 02:46 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:

Donna J. Kitchen et. al.
8542 South Loomis Blvd
Chicago, IL 60620

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15th day of April, 2014, between **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-B, Mortgage-Backed Certificates, Series 2005-B**, hereinafter ("Grantor"), and **Donna J. Kitchen and Anthony D. Kilpatrick, a married couple as Joint Tenants with Rights of Survivorship**, whose mailing address is **8542 South Loomis Blvd, Chicago, IL 60620** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Five Thousand Six Hundred Eighty-Four Dollars (\$55,684.00), 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 **8542 South Loomis Blvd, Chicago, IL 60620**.

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 04/28/2014
COOK \$28.00
ILLINOIS: \$56.00
TOTAL: \$84.00
20-32-318-023-0000 | 20140401604727 | 55YLAT

REAL ESTATE TRANSFER

04/28/2014



CHICAGO: \$420.00
CTA: \$168.00
TOTAL: \$588.00

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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 April 15, 2014:

GRANTOR:

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

By: Allyson Rivera

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

Name: Allyson Rivera

Title: Contract Management Coordinator

STATE OF Florida)
) SS
COUNTY OF Palm Beach)

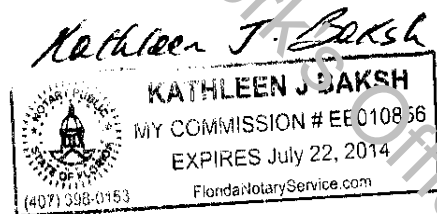
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Allyson Rivera, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-B, Mortgage-Backed Certificates, Series 2005-B** 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.

4/15/14
PK.

Given under my hand and official seal, this 15th day of April, 2014.

Commission expires 7/22, 2014
Notary Public

Kathleen Baksh



SEND SUBSEQUENT TAX BILLS TO:

Donna J. Kitchen and Anthony D. Kilpatrick
8542 South Loomis Blvd
Chicago, IL 60620

POA recorded on October 25, 2012 as Instrument No: 1229915061

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Exhibit A
Legal Description

LOT 6 (EXCEPT THE NORTH 8 FEET) AND THE NORTH 16 FEET OF LOT 7 IN BLOCK 1 IN CHARLES E. PIPER'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 01160709, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-32-318-023-0000

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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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