

# UNOFFICIAL COPY

This Document Prepared By:

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



Doc#: 1412516088 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 05/05/2014 04:32 PM Pg: 1 of 5

After Recording Return To:

|                   |
|-------------------|
| Stewart Thomas    |
| 7027 S. Euclid    |
| Chicago, IL 60649 |
|                   |

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of April, 2014, between U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-BNC3, hereinafter ("Grantor"), and Stewart Thomas, a Married Person, whose mailing address is 7027 S. Euclid, Chicago, IL 60649 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Sixteen Thousand Dollars (\$16,000.00), 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 10134 South Van Vlissingen Road, Chicago, IL 60617.

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 05/05/2014



|           |         |
|-----------|---------|
| COOK      | \$8.00  |
| ILLINOIS: | \$16.00 |
| TOTAL:    | \$24.00 |

25-12-449-039-0000 | 20140401605860 | CTQTH0

REAL ESTATE TRANSFER 05/05/2014



|          |          |
|----------|----------|
| CHICAGO: | \$120.00 |
| CTA:     | \$48.00  |
| TOTAL:   | \$168.00 |

25-12-449-039-0000 | 20140401605860 | QKENT5

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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 4/14, 2014:

GRANTOR:

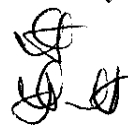
**U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-BNC3**

By: Jacqueline S. Michaelson

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

Name: **Jacqueline S. Michaelson**

Title: **Contract Management Coordinator**



STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH )

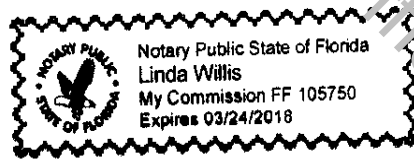
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson, personally known to me to be the 416 of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-BNC3** 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 Jacqueline S. Michaelson [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 Jacqueline S. Michaelson, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of April, 2014.

Commission expires 3/24, 2014  
Notary Public

Linda Willis  
**Linda Willis**

SEND SUBSEQUENT TAX BILLS TO:  
**Stewart Thomas**  
**7027 S. Euclid**  
**Chicago, IL 60649**



POA recorded on November 01, 2012 as Instrument No: 1230610099

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**Exhibit A**  
Legal Description

LOT 39 IN VAN'S SUBDIVISION BEING A SUBDIVISION OF BLOCK 15 OF CALUMET TRUST SUBDIVISION IN THE WEST ½ OF THE SOUTHEAST ¼ OF FRACTIONAL SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-12-449-039-0000

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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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