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This Document Prepared By:

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Doc#: 1414816020 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/28/2014 12:57 PM Pg: 1 of 5

After Recording Return To:

Yarong Wang and Lin Zhou
3154 Dorchester way Apt 3
Madison, WI 53719

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8 day of April, 2014, between **HSBC BANK USA, NATIONAL ASSOCIATION**, as **Trustee for Mortgage Pass-Through Certificates, MANA Series 2007-A3**, hereinafter ("Grantor"), and **Yarong Wang and Lin Zhou, Husband and wife, as tenants by the Entirety**, whose mailing address is **3154 Dorchester way Apt 3, Madison, WI 53719** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Twenty- Five Thousand Dollars (\$125,000.00), 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 **212 East Cullerton Street #411, Chicago, IL 60616**.

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 05/28/2014



COOK	\$62.50
ILLINOIS:	\$125.00
TOTAL:	\$187.50

17-22-308-104-1011 | 20140401603600 | ORCQQB

REAL ESTATE TRANSFER 05/28/2014



CHICAGO:	\$937.50
CTA:	\$375.00
TOTAL:	\$1,312.50

17-22-308-104-1011 | 20140401603600 | YBSM4L

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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 4/8, 2014:

GRANTOR:

**HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee
for Mortgage Pass-Through Certificates, MANA Series 2007-
A3**

By: Linda Willis

By: Ocwen Loan Servicing, LLC as attorney in-fact

Name: **Linda Willis**

Title: **Contract Management Coordinator** *

STATE OF FL)
) SS
COUNTY OF Palm Beach)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Willis, personally known to me to be the A of **Ocwen Loan Servicing, LLC as attorney in-fact for HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for Mortgage Pass-Through Certificates, MANA Series 2007-A3** 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 A [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 A, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of April, 2014

Commission expires 12/2/17, 2017
Notary Public

Mei-Ling Mitchell



SEND SUBSEQUENT TAX BILLS TO:
Yarong Wang and Lin Zhou
3154 Dorchester way Apt 3
Madison, WI 53719

POA recorded ~~simultaneously herewith~~ as instrument # 1411319015 on April 23, 2014

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Exhibit A
Legal Description

UNIT 411 AND P-119 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 212 EAST CONDOMINIUM AS DELINEATED AND DEFINE IN THE DECLARATION RECORDED AS DOCUMENT 0321744008, IN THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-22-308-104-1011, 17-22-308-104-1222

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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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