

# UNOFFICIAL COPY

This Document Prepared By:

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



Doc#: 1414816022 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2014 12:59 PM Pg: 1 of 5

After Recording Return To:

Cnady, L.L.C
5616 North Kenmore Avenue
Unit # 5F
Chicago, IL 60660

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of APRIL, 2014, between **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP3**, hereinafter ("Grantor"), and **Cnady, L.L.C, an Arizona Limited Liability Company**, whose mailing address is **5616 North Kenmore Avenue Unit # 5F, Chicago, IL 60660** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Sixty-Nine Thousand Dollars (\$69,000.00), 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 **5616 North Kenmore Avenue Unit # 5F, Chicago, IL 60660**.

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

REAL ESTATE TRANSFER 05/28/2014



COOK	\$34.50
ILLINOIS:	\$69.00
TOTAL:	\$103.50

14-05-409-027-1026 | 20140501606193 | T80KDU

REAL ESTATE TRANSFER 05/28/2014



CHICAGO:	\$517.50
CTA:	\$207.00
TOTAL:	\$724.50

14-05-409-027-1026 | 20140501606193 | Z8WU6J

# UNOFFICIAL COPY

claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

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 April 11, 2014:

GRANTOR:

**The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP3**

By: *for Manrique*

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

Name: **Jose Manrique**

Title: **Contract Management Coordinator \***

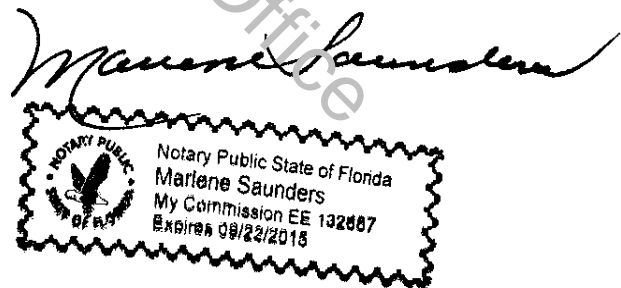
STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jose Manrique** ~~personally known to me~~ to be the *\** of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP3** 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 11 day of April, 2014

Commission expires 9/22/15 <sup>MS</sup> <sub>4/11/14</sub>  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
**Cnady, L.L.C**  
**5616 North Kenmore Avenue Unit # 5F**  
**Chicago, IL 60660**



POA recorded simultaneously herewith

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

UNIT 5F AND P12 IN SILVER SWAN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 9 IN BLOCK 8 IN COCHRAN'S ADDITION TO EDGEWATER SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 1946 FEET OF THE WEST 1320 FEET OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 2007 AS DOCUMENT NO. 0011065815; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 14-05-409-027-1026, 14-05-409-027-1038

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