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Doc#: 1418319103 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2014 12:18 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:

XT Properties LLC
Po Box 275
Chicago, IL 60090

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18th day of February, 2014, between **HSBC Bank USA, N.A.**, as **Indenture Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1**, hereinafter ("Grantor"), and **XT Properties LLC, an Illinois Limited Liability Company**, whose mailing address is **Po Box 275, Chicago, IL 60090** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Forty-Eight Thousand Three Hundred Sixty-Nine Dollars (\$48,369.00)**, 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 **6714 South Prairie Avenue, Chicago, IL 60637**.

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 TAX 02-Jul-2014



COUNTY:	24.25
ILLINOIS:	48.50
TOTAL:	72.75

20-22-303-024-0000 | 20140601608101 | 1-504-902-912

REAL ESTATE TRANSFER TAX 02-Jul-2014



CHICAGO:	363.75
CTA:	145.50
TOTAL:	509.25

20-22-303-024-0000 | 20140601608101 | 1-719-918-336

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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 February 18, 2014:

GRANTOR:

HSBC Bank USA, N.A., as Indenture Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1

By: Moraima Medina

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

Name: **Moraima Medina**

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 **Moraima Medina**, personally known to me to be the ~~**~~ of Ocwen Loan Servicing, LLC as Attorney-in-Fact for HSBC Bank USA, N.A., as Indenture Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1 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 ~~**~~ [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 ~~**~~, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of February, 20 14

Commission expires 1-28, 2017.
Notary Public



ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE884744
Expires 1/28/2017

PA/AR
2-18-14

SEND SUBSEQUENT TAX BILLS TO:
XT Properties LLC
Po Box 275
Chicago, IL 60090

POA recorded on December 06, 2012 as Instrument No: 1234110083

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Exhibit A

Legal Description

LOT 45 AND THE NORTH 1/2 OF LOT 44 IN BLOCK 10 IN MCKEY AND POAGUE'S ADDITION, A SUBDIVISION OF BLOCK 10 IN L.C.P. FREER RECEIVER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, (EXCEPT THE RAILROAD) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-22-303-024-0000

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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.

Property of Cook County Clerk's Office