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Doc#: 1419812019 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2014 09:56 AM Pg: 1 of 6

This Document Prepared By:
The Law Office of Beth Mann,
13127 S. 73rd Ave.
Suite 1
Orland Park, IL 60462

After Recording, Return To:
CR Homes LLC
45 Knollwood Road
Elmsford NY 10523

SPECIAL WARRANTY DEED *OK*


THIS INDENTURE made this 10th day of June, 2014, between WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-FF7, hereinafter ("Grantor"), and CR Homes LLC, whose mailing address is 45 Knollwood Road, Elmsford, NY 10523, (hereinafter, [collectively], "Grantee"), WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, 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 8936 S Normal Ave, 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.

DBI/07125961.5

FIDELITY NATIONAL TITLE 52010469
181

Handwritten signatures and initials

REAL ESTATE TRANSFER TAX		01-Jul-2014
	CHICAGO:	67.50
	CTA:	27.00
	TOTAL:	94.50

REAL ESTATE TRANSFER TAX		01-Jul-2014
	COUNTY:	4.50
	ILLINOIS:	9.00
	TOTAL:	13.50

25-04-121-038-0000 | 20140601603905 | 2-121-056-000

25-04-121-038-0000 | 20140601603905 | 0-585-285-376

BOX 15

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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.

Q

Property of Cook County Clerk's Office

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Executed by the undersigned on June 10, 2014:

GRANTOR:

WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-FF7

By: Jill Kasey JUN 10 2014
Name: Jill Kasey
Title: Vice President

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of _____, 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 _____ day of _____, 20____

Commission expires _____, 20____
Notary Public

OK

SEND SUBSEQUENT TAX BILLS TO:

CR Homes LLC
45 Knollwood Road
Elmsford NY 10523

See Attached
Notary Acknowledgement

PROPERTY OF COOK COUNTY CLERK'S OFFICE

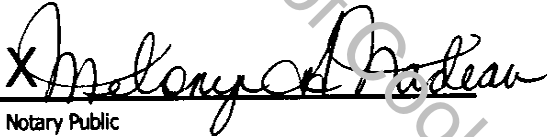
UNOFFICIAL COPY

Notary Acknowledgment

STATE OF FLORIDA

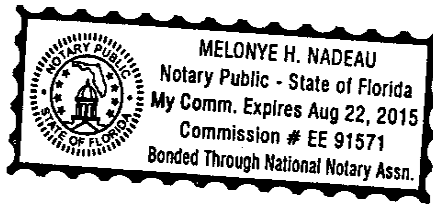
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 10, 2014, by Jill Kelsey, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2004-FF7, on behalf of the corporation. He/she is personally known to me.


Notary Public

(seal)

Printed Name: Melonye H. Nadeau



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Exhibit A
Legal Description

B

LOT 15 (EXCEPT THE NORTH 16 FEET) AND THE NORTH 18 FEET 3 INCHES OF LOT 16 IN BLOCK 19 IN SASSON AND
NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-04-121-038-0000

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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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