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Doc#: 1420417096 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2014 12:23 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 510
Chicago, IL 60606

After Recording Return To:

Cynthia Heinzl
3514 North Hamlin Avenue 1s
Chicago, IL 60618

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of may, 2014, between **Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI** who took title as **Wells Fargo Bank**, hereinafter ("Grantor"), and **Cynthia Heinzl, A Single Person**, whose mailing address is **3514 North Hamlin Avenue 1s, Chicago, IL 60618** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Forty-Eight Thousand Dollars (\$148,000.00), 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 **3514 North Hamlin Avenue 1s, Chicago, IL 60618**.

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 23-Jul-2014



COUNTY:	74.00
ILLINOIS:	148.00
TOTAL:	222.00

13-23-306-038-1001 | 20140701614660 | 0-360-149-120

REAL ESTATE TRANSFER TAX 23-Jul-2014



CHICAGO:	1,110.00
CTA:	444.00
TOTAL:	1,554.00

13-23-306-038-1001 | 20140701614660 | 0-484-241-536

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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 May 21, 2014:

GRANTOR:

Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI who took title as Wells Fargo Bank

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 Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI who took title as Wells Fargo Bank** 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 21 day of May, 2014

Commission expires _____, 2014
Notary Public

12/2/17 ^{MM}
5-21-14

Mei-Ling Mitchell

SEND SUBSEQUENT TAX BILLS TO:
Cynthia Heinzl
3514 North Hamlin Avenue 1s
Chicago, IL 60618



POA recorded on November 06, 2012 as Instrument No:1231110135

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Exhibit A
Legal Description

UNIT 3514-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE HAMLIN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527618022, IN THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-23-306-038-1001

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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