

# UNOFFICIAL COPY



Doc#: 1423216105 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/20/2014 04:44 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:

Chicago Property Portfolio, LLC
2125 83rd
Chicago, IL 60617


## SPECIAL WARRANTY DEED

THIS INDENTURE made this 22 day of JULY, 2014, between **Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Chicago Property Portfolio, LLC, Illinois Limited Liability Company**, whose mailing address is **2125 83rd, Chicago, IL 60617** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Seventeen Thousand Dollars (\$17,000.00), 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 **6620 South Ingleside 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

REAL ESTATE TRANSFER TAX	21-Aug-2014
 	COUNTY: 8.50
	ILLINOIS: 17.00
	TOTAL: 25.50

20-23-122-024-0000 | 20140801621973 | 0-161-183-872

REAL ESTATE TRANSFER TAX	21-Aug-2014
	CHICAGO: 127.50
	CTA: 51.00
	TOTAL: 178.50

20-23-122-024-0000 | 20140801621973 | 1-694-988-410

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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

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Executed by the undersigned on JULY 22, 2014:

GRANTOR:

Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3

By: Jose Manrique

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

Name: Jose Manrique

Title: Contract Management Coordinator *X*

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 Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3 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.

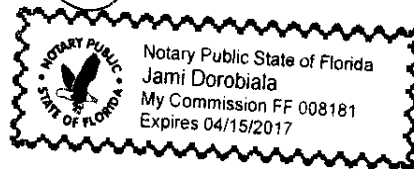
**Personally Known To Me**

Given under my hand and official seal, this 22 day of JULY, 2014

Commission expires 7/22/14, 2014  
Notary Public Jami Dorobiala

Jami Dorobiala

SEND SUBSEQUENT TAX BILLS TO:  
Chicago Property Portfolio, LLC  
2125 83rd  
Chicago, IL 60617



POA recorded simultaneously herewith

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**Exhibit A**  
Legal Description

THE SOUTH 16 AND 2/3 FEET OF THE NORTH 33 AND 1/3 FEET OF LOT 5 IN BLOCK 11 IN WOODLAWN RIDGE, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. SITUATED IN COOK COUNTY, STATE OF ILLINOIS.

Permanent Real Estate Index Number: 20-23-122-024-0000

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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.

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