



Doc#: 1424115059 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2014 01:31 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:

Fernando Albiter
30 E Mceldowney St
Chicago Heights, IL 60411

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 20 day of May, 2014, between **MRF Illinois One, LLC**, hereinafter ("Grantor"), and **Fernando Albiter, A Single Person**, whose mailing address is **30 E Mceldowney St, Chicago Heights, IL 60411** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Sixteen Thousand Dollars (\$16,000.00), 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 **1240 Park Ave, Chicago Heights, IL 60411**.

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.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other

S Y  
P 5  
S N  
M N  
SC Y  
E Y  
INT 87

**REAL ESTATE TRANSFER TAX**

26-Aug-2014



COUNTY:	8.00
ILLINOIS:	16.00
TOTAL:	24.00

# UNOFFICIAL COPY

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 May 20, 2014:

GRANTOR:

MRF Illinois One, LLC

By: Allyson Rivera

By: **Ocwen Loan Servicing, LLC as attorney in-fact**

Name: Allyson Rivera

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 Allyson Rivera, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in-fact for MRF Illinois One, LLC** 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 20<sup>th</sup> day of May, 2014

Commission expires 12/2/17, 2014 mm  
Notary Public 5-20-14 Mei-Ling Mitchell

SEND SUBSEQUENT TAX BILLS TO:  
**Fernando Albiter**  
30 E Mceldowney St  
Chicago Heights, IL 60411



POA recorded ~~simultaneously herewith~~  
on ~~06/25/14~~ 06/25/2014 as Instrument # 1417617025

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**Exhibit A**  
Legal Description

THE SOUTH 37.5 FEET OF LOT 14 IN BLOCK 26 IN CHICAGO HEIGHTS, A  
SUBDIVISION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 32-20-208-032-0000

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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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