

# UNOFFICIAL COPY



Doc#: 1425417008 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2014 09:52 AM 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:

Jose Sanchez and Linda Sanchez
2061 York St
Blue Island, IL 60406

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 28 day of May, 2014, between U.S. Bank National Association AS TRUSTEE FOR Lehman XS Trust, Series 2006-GP3, hereinafter ("Grantor"), and Jose Sanchez and Linda Sanchez, Husband and wife Joint tenants with rights of survivorship, whose mailing address is 2061 York St, Blue Island, IL 60406 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Five Thousand Dollars (\$55,000.00), 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 12907 South Irving Avenue, Blue Island, IL 60406.

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.

S Yes  
P 5  
S N  
M N  
SC Yes  
E Yes  
INT Yes

### REAL ESTATE TRANSFER TAX

10-Sep-2014



COUNTY:	27.50
ILLINOIS:	55.00
TOTAL:	82.50

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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 28, 2014:

GRANTOR:

U.S. Bank National Association AS TRUSTEE FOR Lehman XS Trust, Series 2006-GP3

By: Jose Manrique

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

Name: **Jose Manrique**

Title: Contract Management Coordinator \*

STATE OF Florida )  
 ) SS  
COUNTY OF Palm Beach )

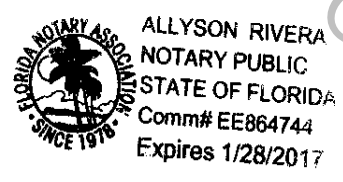
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jose Manrique** personally known to me to be the \* of **Ocwen Loan Servicing, LLC**, as Attorney-In-Fact for **U.S. Bank National Association AS TRUSTEE FOR Lehman XS Trust, Series 2006-GP3** 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 28 day of May, 2014

Commission expires 1-28, 2017 <sup>AK</sup>  
Notary Public

Allyson Rivera

SEND SUBSEQUENT TAX BILLS TO:  
**Jose Sanchez and Linda Sanchez**  
2061 York St  
Blue Island, IL 60406



POA recorded ~~simultaneously herewith~~  
Simultaneously herewith

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## Exhibit A Legal Description

THE SOUTH 28 FEET MEASURED ON THE WEST LINE OF THAT PART OF BLOCK 12 IN SANDER'S SECOND ADDITION TO BLUE ISLAND, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 12, THENCE RUNNING WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 12, 169-1/2 FEET. THENCE RUNNING SOUTH 68 FEET, THENCE RUNNING EAST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 12 TO ROCK ISLAND DUMMY RAILROAD RIGHT-OF-WAY, THENCE RUNNING NORTH ALONG SAID RIGHT-OF-WAY TO POINT OF BEGINNING IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-31-116-029-0000

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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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