



Doc#: 1427228000 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2014 08:26 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
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223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Ryan Miller
9654 W. 131st Street, Suite 445
Palos Park, IL 60464

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of August, 2014, between HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-3, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Ryan Miller, A Single Person, whose mailing address is 9654 W. 131st Street, Suite 445, Palos Park, IL 60464 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ninety-Five Thousand One Hundred Dollars (\$95,100.00) 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 15245 Hiawatha Trail, Orland Park, IL 60462.

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 S
S N
M N
SC Yes
E Yes
INT low

REAL ESTATE TRANSFER TAX 25-Sep-2014



COUNTY:	47.75
ILLINOIS:	95.50
TOTAL:	143.25

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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.

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Exhibit A
Legal Description

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, TO WIT:

LOT 23 IN BLOCK 19 IN ORLAND HILLS GARDENS UNIT NO. 4, BEING A
SUBDIVISION OF PART OF THE NORTH $\frac{1}{2}$ OF THE NORTH WEST $\frac{1}{4}$ OF SECTION 16,
AND PART OF THE NORTH $\frac{1}{2}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 36
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO
THE PLAT THEREOF RECORDED JANUARY 19, 1960, ALL IN COOK COUNTY,
ILLINOIS AS DOCUMENT 17759773.

Permanent Real Estate Index Number: 27-16-105-023-0000

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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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