



Doc#: 1427228019 Fee: \$46.00
RHSP Fee:\$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2014 01:40 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:

Casey Zagraniczny
409 Prairie
Calumet City, IL 60409

SPECIAL WARRANTY DEED

THIS INDENTURE made this 4 day of APRIL, 2014 between **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7**, hereinafter ("Grantor"), and **Casey Zagraniczny, A Married Person**, whose mailing address is **409 Prairie, Calumet City, IL 60409** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty-One Thousand Dollars (\$41,000.00), 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 **409 Prairie, Calumet City, IL 60409**.

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		26-Sep-2014
	COUNTY:	20.50
	ILLINOIS:	41.00
	TOTAL:	61.50

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INT —

UNOFFICIAL COPY

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

UNOFFICIAL COPY

Executed by the undersigned on 4/4, 2014:

GRANTOR:

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7

By: Jacqueline S. Michaelson

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

Name: Jacqueline S. Michaelson

Title: Contract Management Coordinator

STATE OF Florida
COUNTY OF St. Johns SS

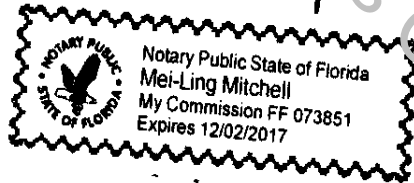
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson, personally known to me to be the JSM of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7** 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 JSM [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 JSM, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of April, 2014

Commission expires 12-2-17, 2014
Notary Public

Mei-Ling Mitchell

SEND SUBSEQUENT TAX BILLS TO:
Casey Zagraniczny
409 Prairie
Calumet City, IL 60409



POA recorded ~~simultaneously herewith~~

04/23/2014 as instrument # 1411317001

REAL ESTATE TRANSFER TAX

45747

Calumet City • City of Homes \$ 16400

REAL ESTATE TRANSFER TAX

45748

Calumet City • City of Homes \$ 16400

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Exhibit A
Legal Description

LOT 3 IN BLOCK 2 IN FORDSON MANOR RESUBDIVISION OF BLOCKS 4 TO 7 IN EIDAM'S SUBDIVISION OF PART OF SECTION 11 AND 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-12-118-029-0000

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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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