

1427515006 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/02/2014 08:50 AM Pg: 1 of 5

This Document Trepair a by.
Potestivo & Associate', PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

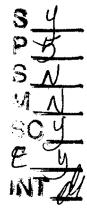
Nicolas Ornelas	
1926 High St	
Blue Island, IL 60406	
, , , , , , , , , , , , , , , , , , ,	

SPECIAL WARRANTY DI ED

THIS INDENTURE made this & day of June , 2014, between HSBC BANK USA, NATIONAL ASSOCIATION, as trustee for First NLC Trust 2005-4 Mortgage-Backed Certificates, Series 2005-4, hereinafter ("Grantor"), and Nicolas Drnelas, a Single Person, whose mailing address is 1926 High St, Blue Island, IL 60406 (her ina ter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty Thousand Dollars (\$20,000.00), 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 1936 West Canal Street, 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.

REAL EST	TATE TRANSF	ER TAX	29-Sep-2014
		COUNTY:	10.00
		ILLINOIS:	20.00
		TOTAL:	30.00
25-31-42	6-024-1026	20140901632570	2-117-825-664



1427515006 Page: 2 of 5

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 hats.
If the Gr.

Cook County Clerk's Office and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

1427515006 Page: 3 of 5

UNOFFICIAL COPY

Executed by the undersigned or	n <u>tene le</u> , 2014:
(GRANTOR:
· · · · · · · · · · · · · · · · · · ·	ISBC BANK USA, NATIONAL ASSOCIATION, as trustee
	or First NLC Trust 2005-4 Mortgage-Backed Certificates,
	Series 2095-4
F	Ry (L 2 V C
H	By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact
Ŋ	Name: Jon King
r	Title: Contract Management Coordinator
00	
0,	
STATE OF FLORIDA	
) SS
COUNTY OF PALM BEACH	
I. the undersigned, a Notary Pu	ib ic ii. and for said County, in the State aforesaid, DO HEREBY
	rersonally known to me to be the of
Ocwen Loan Servicing, LLC.	, as Attorrey-In-Fact for HSBC BANK USA, NATIONAL
ASSOCIATION, as trustee for	or First NLC Trust 2005-4 Mortgage-Backed Certificates,
Series 2005-4 and personally k	known to me to be he same person whose name is subscribed to
the foregoing instrument, appear	ared before me in s cay in person and acknowledged that as such
+ * (HE) SH	E] signed and delivered the instrument as (HIS) [HER] free and
voluntary act, and as the free a	nd voluntary act and deed of said, for
the uses and purposes therein s	
, ,	
Given under my hand a	and official seal, this 6 day of June, 2014
DISIALY.	
Commission expires 1/16, 2	2018
Notary Public	BUIRLENE DOLCINE MY COMMISSION # FF 055364
	EXPIREL Nov mer 16, 2017 Bonded Thru Novary Lucit Underwriters
SEND SUBSEQUENT TAX E	BILLS TO:
Nicolas Ornelas	· C
1926 High St	CV
Blue Island, IL 60406	

POA recorded on April 14, 2014 as Instrument No: 1410417023

1427515006 Page: 4 of 5

UNOFFICIAL CC

Exhibit A Legal Description

UNIT XIII-1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ISLANDER CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97375696, AS AMENDED, IN SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Perman in Real Estate Index Number: 25-31-426-024-1026



1427515006 Page: 5 of 5

UNOFFICIAL COPY

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.