



Doc#: 1427539051 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2014 11:27 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:

Anil Mahajan
1717 Crystal Lane #711
Mount Prospect, IL 60056

SPECIAL WARRANTY DEED

THIS INDENTURE made this 5 day of AUGUST, 2014, between HSBC Bank USA, National Association, as trustee for Deutsche Alt-A Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2006-AR5, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Anil Mahajan, A Married Person, whose mailing address is 1717 Crystal Lane #711, Mount Prospect, IL 60056 (hereinafter, [collectively], "Grantee") WITNESSETH, that the Grantor, for and in consideration of the sum of Eighty-One Thousand Dollars (\$81,000.00), 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 1717 Crystal Lane #711, Mount Prospect, IL 60056.

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

REAL ESTATE TRANSFER TAX 01-Oct-2014



COUNTY:	40.50
ILLINOIS:	81.00
TOTAL:	121.50

S ✓
P 5
S ✓
M ✓
SC ✓
C ✓
TY ✓

UNOFFICIAL COPY

matters set forth on Exhibit B.

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 AUGUST 5, 2014:

GRANTOR:

HSBC Bank USA, National Association, as trustee for Deutsche Alt-A Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2006-AR5

By: _____

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 HSBC Bank USA, National Association, as trustee for Deutsche Alt-A Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2006-AR5** 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. **Personally Known To Me**

Given under my hand and official seal, this 5 day of AUGUST, 2014

Commission expires 1-28, 2017 ^{AR} 8-5-14
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Anil Mahajan
1717 Crystal Lane #711
Mount Prospect, IL 60056

 **ALLYSON RIVERA**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

POA recorded simultaneously herewith

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
AUG 21 2014
40477 \$ 243-

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Exhibit A
Legal Description

UNIT 711 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CRYSTAL TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22520958, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 08-22-203-046-1074

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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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