



Doc#: 1428801010 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2014 09:39 AM Pg: 1 of 6

CT

NW7110363AA-1063

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

HSGrace LLC
8836 Skyline Dr
Burr Ridge, IL 60527

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of September, 2014, between **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3**, hereinafter ("Grantor"), and **HSGrace LLC**, whose mailing address is 8836 Skyline Dr, Burr Ridge, IL 60527, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, 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 **9201 S HARPER AVE, CHICAGO, IL 60619**.

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.

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INT	AB

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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

UNOFFICIAL COPY

Executed by the undersigned on September 11 2014:

GRANTOR:
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY-IN-FACT

By: Jessica Salinger 9/11/14
Name: Jessica Salinger
Title: Vice President


STATE OF _____)
COUNTY OF _____)

See Attached 
Notary Acknowledgement

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY-IN-FACT** 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 _____ day of _____, 2014.



Commission expires _____, 20____
Notary Public

REAL ESTATE TRANSFER TAX		02-Oct-2014
	CHICAGO:	525.00
	CTA:	210.00
	TOTAL:	735.00

25-02-412-038-0000 | 20140901633164 | 2-136-345-728

SEND SUBSEQUENT TAX BILLS TO:

HSGrace, LLC
9201 S HARPER AVE, CHICAGO, IL 60619
8836 Skyline Dr,
Burr Ridge, IL 60527

REAL ESTATE TRANSFER TAX		02-Oct-2014
	COUNTY:	35.00
	ILLINOIS:	70.00
	TOTAL:	105.00

25-02-412-038-0000 | 20140901633164 | 1-012-534-400

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Notary Acknowledgment

STATE OF FLORIDA

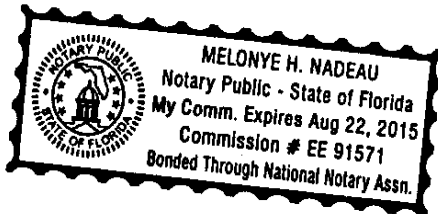
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 11, 2014, by Jessica Salinger, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint Mortgage Funding Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3, on behalf of the corporation. He/she is personally known to me.

Melonye H. Nadeau
Notary Public

(seal)

Printed Name: Melonye H. Nadeau



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Exhibit A Legal Description

LOTS 47 AND THE NORTH HALF OF LOT 46 IN BLOCK 7 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-02-412-038-0000

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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.

Property of Cook County Clerk's Office