

# UNOFFICIAL COPY




Doc#: 1433917013 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/05/2014 10:30 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:

Safecard Inc
4522 N. Milwaukee Ave, Suite 3E
Chicago, IL 60630


REAL ESTATE TRANSFER TAX	04-Dec-2014
 COUNTY:	49.25
ILLINOIS:	98.50
TOTAL:	147.75
07-10-101-038-1157   20141101647856   1-560-130-176	

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 19 day of November, 2014, between **HSBC BANK USA, NATIONAL ASSOCIATION** Trustee for **DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2007-AR3 MORTGAGE PASS-THROUGH CERTIFICATE**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1561 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Safecard Inc, an Illinois Corporation**, whose mailing address is **4522 N. Milwaukee Ave, Suite 3E, Chicago, IL 60630** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ninety-Eight Thousand One Hundred Dollars (\$98,100.00), 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 **21 Kristin Dr 609, Schaumburg, IL 60195**.

S Yes  
P 5  
S N  
M N  
S Yes  
E Yes  
T No

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,

  
**VILLAGE OF SCHAUMBURG**  
**REAL ESTATE TRANSFER TAX**  
**25685**     \$ 99.00

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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.

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 11/19, 2014:

GRANTOR:  
**HSBC BANK USA, NATIONAL ASSOCIATION** Trustee for  
**DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE  
LOAN TRUST, SERIES 2007-AR3 MORTGAGE PASS-  
THROUGH CERTIFICATE**

By: *[Signature]*

By: **Ocwen Loan Servicing, LLC, as Attorney-In-Fact**

Name: **Guirlene Dolcine**

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 **Guirlene Dolcine**, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC BANK USA, NATIONAL ASSOCIATION Trustee for DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2007-AR3 MORTGAGE PASS-THROUGH CERTIFICATE** 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 Contract Management Coordinator **[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 Contract Management Coordinator, for the uses and purposes therein set forth. **Personally Known To Me** Erin W

Given under my hand and official seal, this 19 day of November, 2014

Commission expires     , 20      
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
**Safecard Inc**  
**4522 N. Milwaukee Ave, Suite 3E**  
**Chicago, IL 60630**

*[Signature]*  
**Erin Weston**



POA recorded on August 27, 2014 as Instrument No: 1423919090

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## Exhibit A Legal Description

### PARCEL 1:

PROPOSED UNIT NUMBER 609 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

ALSO

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC;

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-281 AND P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE GS-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Real Estate Index Number: 07-10-101-038-1157

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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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