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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:

Tills Document Trop i.e. 27.	
Potestivo & Associates PC	
Kimberly J. Goodell	0
223 W. Jackson Blvd., Suite 610	D
Chicago, IL 60606	Ī

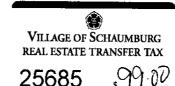
After Recording Return To:

Safecard Inc	
4522 N. Milwau	kee Ave, Suite
3E	
Chicago, IL 606	30

REA', ESTATE TRANSFER TAX		04-Dec-2014
	COUNTY:	49.25
	ILLINOIS:	98.50
	TOTAL:	147.75
07 10 101 038 157 2	0141101647856	1-560-130-176

### SPECIAL WARRANTY DEED

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,



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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 w hatsoever, other than those set out above, whethe r 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 belowing or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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# **UNOFFICIAL COPY**

Executed by the undersigned on $11/19$ , 2014:
Executed by the undersigned on
GRANTOR:
HSBC BANK USA, NATIONAL ASSOCIATION Trustee for DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE
LOAN TRUST, SERIES 2007-AR3 MORTGAGE PASS-
THROUGH CERTIFICATE
By:
By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact
Name: Guirlene Dolcine
Title: Contract Management Coordinator
orners of Florida
STATE OF Florid? )
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 Ocwen Loan Servicing, LLC, as Attorox, In-Fact for HSBC BANK USA, NATIONAL
AGGOGIATION Trustee for DELITSCHE A CO-A SECUKITES, INC. MONTURUE
LOAN TRUCK SERIES 2007-AR3 MORTCAGE PASS-THROUGH CERTIFICATE and
arrangilly known to me to be the same person whose name is subscribed to the following
an agreed before me this day in person and acknowledged that as such
Controct Management LOCKING TET FORTETS signed and delivered in Ministriment as Into Living in Control and
voluntary act, and as the free and voluntary act and deed c. said Contract Management Coordinator , for
the uses and purposes therein set forth. <b>Personally Known to Met</b>
Given under my hand and official seal, this 19 day of November, 2014
'
Commission expires, 20
Notary Public States St
Notary Public State of Florida Erin & Weston
SEND SUBSEQUENT TAX BILLS TO: Y
Safecard Inc Erin Weston Expires 05/06/2018
4522 N. Milwaukee Ave, Suite 3E
Chicago, IL 60630

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 PLATTHEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, PA 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 PACKING 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 (S-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE SOM CO DECLARATION AFORESAID.

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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. Zeair g requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings locate I thereon, their construction and uses, in force on the date hereof (if any such exist);
- 5. All roads and tegal highways;
- 6. Rights of parties in postession (if any); and
- 7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.