

# UNOFFICIAL COPY





Doc#: 1435615028 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 12/22/2014 01:50 PM 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:

Casey Zagranczny
3 Clearview Ct. <del>Lemont</del>
Lemont, IL 60439

REAL ESTATE TRANSFER TAX	19-Dec-2014
 	COUNTY: 13.00
	ILLINOIS: 26.00
	TOTAL: 39.00
29-9-2014-022-0000   20141201652413   1-212-357-248	

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of April, 2014, between **U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2007-HE2, Mortgage Pass-Through Certificates, Series 2007-HE2**, hereinafter ("Grantor"), and **Casey Zagranczny, a Married Person, Taking As Separate Property**, whose mailing address is **3 Clearview Ct. ~~Lemont~~, Lemont, IL 60439** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Six Thousand Dollars (\$26,000.00), 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 **15943 Page Avenue, Harvey, IL 60426**.

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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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 behoof of the Grantee forever.

Property of Cook County Clerk's Office

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Executed by the undersigned on 4/14, 2014:

GRANTOR:

**U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2007-HE2, Mortgage Pass-Through Certificates, Series 2007-HE2**

By: Jacqueline S. Michaelson

**By: Homeward Residential, Inc. as Attorney-in-Fact**

Name: **Jacqueline S. Michaelson**

Title: **Vice President**

STATE OF Florida )  
COUNTY OF Palm Beach )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J.S., personally known to me to be the J.S. of Homeward Residential, Inc. as Attorney-in-Fact for U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2007-HE2, Mortgage Pass-Through Certificates, Series 2007-HE2 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 J.S. [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 J.S., for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of April, 2014.

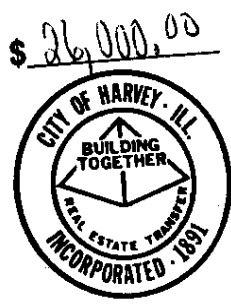
Commission expires 12-2-17, 2014  
Notary Public

Mei-Ling Mitchell



SEND SUBSEQUENT TAX BILLS TO:  
**Casey Zagranecny**  
3 Clearview, Ct. ~~Lemont~~  
Lemont, IL 60439

POA recorded on March 10, 2014 as Instrument No: 1406917005



No 20212

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**Exhibit A**  
Legal Description

LOTS 25, 26 AND THE NORTH 4.90 FEET OF LOT 27 IN BLOCK 1 OF G.A. PUDEWA'S SUBDIVISION OF THE WEST ½ OF THE NORTEAST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-19-204-022-0000, 29-19-204-023-0000,  
29-19-204-024-0000

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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.

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