

Doc#: 1435739040 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2014 02:24 PM Pg: 1 of 5

Property

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Gooden
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Shawn Ford
610 South 6th Avenue
Maywood, IL 60153

SPECIAL WARRANTY DEED

THIS INDENTURE made this 26 day of August, 2014, between MRF Illinois One, LLC, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Shawn Ford, A Single Person, whose mailing address is 610 South 6th Avenue, Maywood, IL 60153 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Five Thousand Dollars (\$25,000.00), 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 610 South 6th Avenue, Maywood, IL 60153.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to 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, claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to matters set forth on Exhibit B.

REAL ESTATE TRANSFER TAX		22-Dec-2014
COUNTY:		12.50
ILLINOIS:		25.00
TOTAL:		37.50

15-11-334-010-0000 | 20141101643663 | 1-586-256-512

\$ 100.00
Dorinda White
Cook County Recorder of Deeds

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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 August 26, 2014:

GRANTOR:

MRF Illinois One, LLC

By: Moraima Medina

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

Name: **Moraima Medina**

Title: * **Contract Management Coordinator**

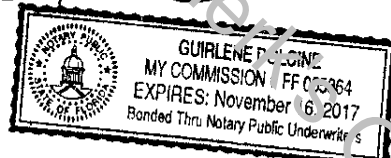
STATE OF Florida)
) SS
COUNTY OF Palm Beach)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Moraima Medina personally known to me to be the * of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for MRF Illinois One, LLC** 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 26 day of August, 2014

Commission expires 11/16, 2017
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Shawn Ford
610 South 6th Avenue
Maywood, IL 60153



simultaneously herewith. mm 8/26/14
POA recorded on ~~June 25, 2014~~ as Instrument No: ~~1417617025~~

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Exhibit A
Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1: NORTH 17.5 FEET OF LOT 14 AND ALL OF LOT 15 IN BLOCK 97 IN MAYWOOD, A SUBDIVISION IN SECTIONS 2, 11 AND 14 TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING SAID NORTH 17.5 FEET OF LOT 14 AND ALL OF LOT 15 IN BLOCK 97 IN MAYWOOD, A SUBDIVISION IN SECTIONS 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-11-334-010-0000

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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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