

# UNOFFICIAL COPY



Doc#: 1500816044 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/08/2015 12:58 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:

Nidia Daza
3900 West 63rd St #1S
Chicago, IL 60629

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 19 day of December, 2014, between HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Nidia Daza - A Single Person, whose mailing address is 3900 West 63rd St #1S, Chicago, IL 60629 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Four Thousand Dollars (\$24,000.00), 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 3900 West 63rd St #1S, Chicago, IL 60629.

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

REAL ESTATE TRANSFER TAX

08-Jan-2015



COUNTY:	12.00
ILLINOIS:	24.00
TOTAL:	36.00

19-14-328-046-1001 | 20150101655955 | 2-146-240-128

REAL ESTATE TRANSFER TAX

08-Jan-2015



CHICAGO:	180.00
CTA:	72.00
TOTAL:	252.00

19-14-328-046-1001 | 20150101655955 | 0-259-065-472

# UNOFFICIAL COPY

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

# UNOFFICIAL COPY

Executed by the undersigned on December 19, 2014:

GRANTOR:

**HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3**

By: [Signature]

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

Name: **Allyson Rivera**

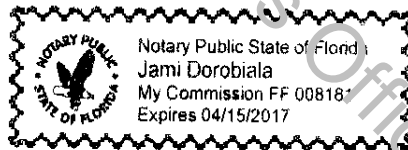
Title: **Contract Management Coordinator**

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 Allyson Rivera, personally known to me to be the Contract Management Coordinator **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3** 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**

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

Commission expires 12-19-14, 2014  
Notary Public Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:  
**Nidia Daza**  
3900 West 63rd St #1S  
Chicago, IL 60629

POA recorded on December 06, 2012 Instrument No: 1234110083

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SPRINGFIELD COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 27131107, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-14-328-046-1001

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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