



Doc#: 1505515002 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 02/24/2015 08:30 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 210
Chicago, IL 60606

After Recording Return To:

Suzanne M Koziol
5245 Crescent Green Lane
Oak Forest, IL 60452

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of NOV, 2014, between **HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Suzanne M Koziol, a Married Person**, whose mailing address is **5245 Crescent Green Lane, Oak Forest, IL 60452** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Nineteen Thousand Dollars (\$119,000.00), 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 **5245 Crescent Green Lane, Oak Forest, IL 60452**.

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

19-Feb-2015

		COUNTY:	59.50
		ILLINOIS:	119.00
		TOTAL:	178.50

S y  
P s  
S N  
M N  
SC y  
E y  
INT 01

# 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 11/14, 2014:

**GRANTOR:**

**HSBC Bank USA, N.A., as Trustee for the registered holders of  
Nomura Home Equity Loan, Inc., Asset-Backed Certificates,  
Series 2007-3**

By: Jacqueline S. Michaelson

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

Name: **Jacqueline S. Michaelson**

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 Jacqueline S. Michaelson, personally known to me to be the J. S. Michaelson of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3** 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 J. S. Michaelson [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. Michaelson, for the uses and purposes therein set forth. **Personally Known To Me**

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

Sean Bishop  
**Sean Bishop**  
Commission expires 7/21, 2017  
Notary Public



**SEND SUBSEQUENT TAX BILLS TO:**  
**Suzanne M Koziol**  
**5245 Crescent Green Lane**  
**Oak Forest, IL 60452**

**POA recorded on December 06, 2012 as Instrument No: 1234110083**

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**Exhibit A**  
Legal Description

LOT 27 IN CRESCENT GREEN, BEING A SUBDIVISION OF PART OF LOT 2 (EXCEPT THE NORTH 100 FEET OF THE EAST 100 FEET THEREOF) THE SOUTH 317 FEET OF LOT 3 AND ALL OF LOT 4 IN ARTHUR T. MCINTOSH & COMPANY'S 155TH STREET FARMS IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-16-109-027-0000

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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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