

# UNOFFICIAL COPY



Doc#: 1506419131 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2015 04:22 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:



Jan Bryniarski
5525 S Merrimac Ave
Chicago, IL 60638

## SPECIAL WARRANTY DEED


THIS INDENTURE made this 6 day of February, 2015, between MRF Illinois One, LLC, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1061 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Jan Bryniarski, A Single Person, whose mailing address is 5525 S Merrimac Ave, Chicago, IL 60638 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Thirty-One Thousand Dollars (\$131,000.00), 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 5525 S Merrimac Ave, Chicago, IL 60638.

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.

**XREC'D**

REAL ESTATE TRANSFER TAX	06-Mar-2015
	COUNTY: 65.50
	ILLINOIS: 131.00
	TOTAL: 196.50

19-17-103-043-0000 | 20150201666002 | 0-266-428-800

REAL ESTATE TRANSFER TAX	06-Mar-2015
	CHICAGO: 982.50
	CTA: 393.00
	TOTAL: 1,375.50

19-17-103-043-0000 | 20150201666002 | 1-573-183-872

# UNOFFICIAL COPY

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 2/16, 2015:

GRANTOR:

**MRF Illinois One, LLC**

By: Jon King

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

Name: **Jon King**

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 Jon King, personally known to me to be the Contract Management Coordinator 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 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 Corporation, for the uses and purposes therein set forth.

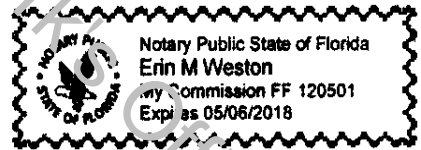
Personally Known To Me (HW)

Given under my hand and official seal, this 16 day of February, 20 15

Commission expires \_\_\_\_\_, 20\_\_\_\_  
Notary Public

Erin Weston  
Erin Weston

SEND SUBSEQUENT TAX BILLS TO:  
**Jan Bryniarski**  
**5525 S Merrimac Ave**  
**Chicago, IL 60638**



POA recorded on June 25, 2014 as Instrument No: 1417617025

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

THE NORTH 1/2 OF LOT 12 IN BLOCK 2, IN F.H. BARTLETT'S GARFIELD RIDGE, A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF INDIANA HARBOR BELT RAILROAD (EXCEPT THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE OF THE NORTHWEST 1/4 OF SECTION 17) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-17-103-043-0000

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