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Doc#: 1506819172 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2015 04:16 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:

Juan M. Hernandez and Jennifer Hernandez
14810 Highland Ave
Orland Park, IL 60462

SPECIAL WARRANTY DEED

THIS INDENTURE made this 9 day of FEB, 2015, between **Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC1**, whose mailing address is **C/O Owen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Juan M. Hernandez and Jennifer Hernandez, Husband and wife Joint tenants with rights of survivorship**, whose mailing address is **14810 Highland Ave, Orland Park, IL 60462** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-One Thousand Dollars (\$51,000.00), 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 **2852 South Karlov Avenue, Chicago, IL 60623**.

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

CCRD
Bm

REAL ESTATE TRANSFER TAX 09-Mar-2015



COUNTY:	25.50
ILLINOIS:	51.00
TOTAL:	76.50

16-27-421-045-0000 | 20150301667671 | 0-487-264-640

REAL ESTATE TRANSFER TAX 09-Mar-2015



CHICAGO:	382.50
CTA:	153.00
TOTAL:	535.50

16-27-421-045-0000 | 20150301667671 | 1-592-693-120

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claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all 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

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Executed by the undersigned on 2/9, 2015:

GRANTOR:

**Wells Fargo Bank, National Association, as Trustee for
Structured Asset Securities Corporation Mortgage Pass-
Through Certificates, Series 2007-BC1**

By: Jacqueline S. Michaelson

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

Name: **Jacqueline S. Michaelson**

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 J. J. Hernandez, personally known to me to be the J. J. Hernandez of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC1** 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. J. Hernandez [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. J. Hernandez, for the uses and purposes therein set forth. **Personally Known To Me**

Given under my hand and official seal, this 9 day of FEB, 2015.

Commission expires 2-29-15, 2015
Notary Public
Jami Dorobiala
Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:
Juan M. Hernandez and Jennifer Hernandez
14810 Highland Ave
Orland Park, IL 60462

POA recorded on November 14, 2012 as Instrument No: 1231919027

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Exhibit A
Legal Description

LOT 22 IN BLOCK 11 IN MCMILLAN AND WETMORE'S 3RD ADDITION TO CHICAGO,
BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-27-421-045-0000

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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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