



Doc#: 1507515017 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/16/2015 09:45 AM 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:

Yuriy M. Tychynskyy
2918 N Jackson Drive
Arlington Heights, IL 60004

REAL ESTATE TRANSFER TAX		12-Mar-2015
	COUNTY:	208.50
	ILLINOIS:	417.00
	TOTAL:	625.50
03-09-101-075-0000 20150301668732 1-222-037-888		

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of Nov, 2015, between HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-3, Mortgage Pass-Through Certificates, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Yuriy M. Tychynskyy, A Single Person, whose mailing address is 2918 N Jackson Drive, Arlington Heights, IL 60004 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Four Hundred Seventeen Thousand Dollars (\$417,000.00), 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 2918 N Jackson Drive, Arlington Heights, IL 60004.

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.

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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 11/21, 2014:

GRANTOR:

HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-3, Mortgage Pass-Through Certificates

By: Jacqueline S. Michaelson

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

Name:

Jacqueline S. Michaelson

Title:

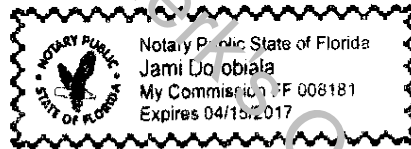
Contract Management Coordinator

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 JSM of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2007-3, Mortgage Pass-Through Certificates** 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 JSM [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 JSM, for the uses and purposes therein set forth. **Personal, Known To Me**

Given under my hand and official seal, this 21 day of NOV, 2014

Commission expires 11/21/14, 2014
Notary Public Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:
Yuriy M. Tychynskyy
2918 N Jackson Drive
Arlington Heights, IL 60004

POA recorded on June 6, 2014 as Instrument No: 1415729045

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Exhibit A
Legal Description

THE SOUTH 100 FEET OF THE NORTH 1333 FEET (EXCEPT THE EAST 871.2 FEET) OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-09-401-075-0000

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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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