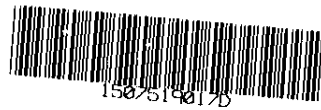


# UNOFFICIAL COPY



Doc#: 1507519017 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2015 09:44 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 510
Chicago, IL 60606

After Recording Return To:

Freddy Canelo
3911 N Keeler
Chicago, IL 60641

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of January, 2015 between **Ocwen Loan Servicing, LLC**, whose mailing address is **1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Freddy Canelo, A Married Person**, whose mailing address is **3911 N Keeler, Chicago, IL 60641** (hereinafter, [collectively] "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Two Thousand Dollars (\$2,000.00), 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 **1614 South Pulaski Road, 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 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

REAL ESTATE TRANSFER TAX

13-Mar-2015



CHICAGO:	15.00
CTA:	6.00
TOTAL:	21.00

REAL ESTATE TRANSFER TAX

13-Mar-2015



COUNTY:	1.00
ILLINOIS:	2.00
TOTAL:	3.00

# UNOFFICIAL COPY

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 January 14, 2015:

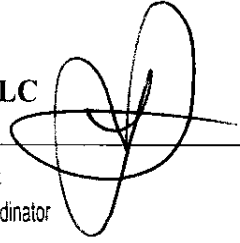
GRANTOR:

**Ocwen Loan Servicing, LLC**

By: \_\_\_\_\_

Name: Jami Dorobiala

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 Jami Dorobiala personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, 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 Contract Management Coordinator, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of January, 2015

Commission expires 11/16, 2017  
Notary Public

  
Guirleene Dolcine

SEND SUBSEQUENT TAX BILLS TO:  
**Freddy Canelo**  
3911 N Keeler  
Chicago, IL 60641

POA recorded simultaneously herewith

Notary Public  
County Clerk's Office

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

LOT 12 IN BLOCK 1 IN REYELS AND LOEFFLER'S ADDITION TO CHICAGO, A  
SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHEAST 1/4  
OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-22-407-028-0000

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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.

Property of Cook County Clerk's Office