

# UNOFFICIAL COPY



Doc#: 1509741047 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/07/2015 12:21 PM Pg: 1 of 6

CT 15NW7110853RM  
AH PP 1071

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

CLD Consulting, LLC
289 Pembroke Dr.
Lake Forest, IL 60045

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 20<sup>th</sup> day of March, 2015, between **Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PR1 Trust** hereinafter ("Grantor"), and **CLD Consulting, LLC**, an entity, whose mailing address is 289 Pembroke Dr., Lake Forest, IL 60045 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, 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 **609 White Pine Rd, Buffalo Grove, Illinois 60089**.

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

**BOX 333-CO.**

S ✓  
P ✓  
S ✓  
SC ✓  
INT ✓  
Lm



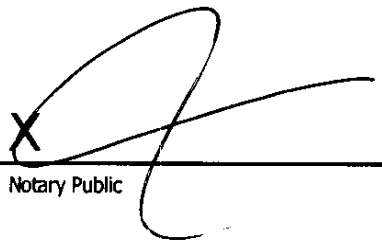
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## Notary Acknowledgment

STATE OF FLORIDA

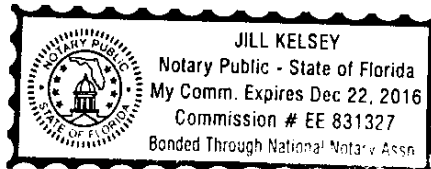
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 26, 2015, by Ketcia D. Barlow, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PR1 Trust, on behalf of the corporation. He/she is personally known to me.

X   
\_\_\_\_\_  
Notary Public

(seal)

Printed Name: Jill Kelsey



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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.

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**Exhibit A**  
Legal Description

LOT 264 IN BUFFALO GROVE UNIT NUMBER 6, BEING A SUBDIVISION IN THE EAST  
1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-05-404-013-0000

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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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