



Doc#: 1510615039 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/16/2015 11:19 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Gooden
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Ramunas Zilinskis
8908 W 125th St
Palos Park, IL 60646

SPECIAL WARRANTY DEED

THIS INDENTURE made this 20 day of January, 2015, between **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Ramunas Zilinskis, A Single Person**, whose mailing address is **8908 W 125th St, Palos Park, IL 60646** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Five Thousand Dollars (\$105,000.00), 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 **61 Corinth Drive, Tinley Park, IL 60477**.

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.

REAL ESTATE TRANSFER TAX		14-Apr-2015
	COUNTY:	52.50
	ILLINOIS:	105.00
	TOTAL:	157.50
31-07-204-010-0000   20150401676628   0-505-251-200		

S gpa  
P 5  
S W  
M W  
SC gpa  
E gpa  
INT W

# 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 January 26, 2015:

**GRANTOR:**

**HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D**

By: Moraima Medina

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

Name: **Moraima Medina**

Title: **\* Contract Management Coordinator**

STATE OF Florida )  
 ) SS  
COUNTY OF Palm Beach )

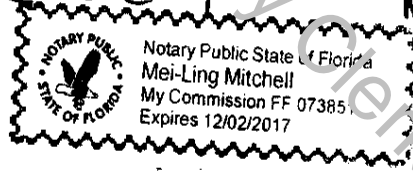
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Moraima Medina personally known to me to be the \* of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D** 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 \* [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 \*, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of January, 2015

Commission expires 12/2 2017  
Notary Public

Mei-Ling Mitchell

**Mei-Ling Mitchell**



SEND SUBSEQUENT TAX BILLS TO:  
**Ramunas Zilinskis**  
8908 W 125th St  
Palos Park, IL 60646

POA recorded on October 25, 2012 as Instrument No: 1229915061

# UNOFFICIAL COPY

## Exhibit A Legal Description

THAT PART OF LOT 4 IN ODYSSEY CLUB PHASE 2, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 56 MINUTES 40 SECONDS, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 52.98 FEET TO THE NORTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL, FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS, ALONG SAID CENTER LINE, 158.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4 THAT IS 52.94 FEET WEST OF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THE SOUTHEAST CORNER OF SAID LOT 4 AND THERE TERMINATING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 31-07-204-010-0000

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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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