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Doc#: 1513315059 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2015 02:08 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 619
Chicago, IL 60606

After Recording Return To:

Kavin Patel
20 Standish Lane
Schaumburg, IL 60193

REAL ESTATE TRANSFER TAX	11-May-2015
COUNTY:	63.00
ILLINOIS:	126.00
TOTAL:	189.00

07-20-406-025-0000 | 20150501684208 | 1-602-522-496

SPECIAL WARRANTY DEED

THIS INDENTURE made this 2 day of APRIL, 2015 between **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QA3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Kavin Patel, A Single Person**, whose mailing address is **20 Standish Lane, Schaumburg, IL 60193** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Twenty-Six Thousand Dollars (\$126,000.00), 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 **20 Standish Lane, Schaumburg, IL 60193**.

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

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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 4/2, 2015:

GRANTOR:

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QA3

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, JT, personally known to me to be the J, JT of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QA3** 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, JT [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, JT, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of APRIL, 2015.

Personally Known To Me

Commission expires 4-2-15, 2015
Notary Public Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:
Kavin Patel
20 Standish Lane
Schaumburg, IL 60193

POA recorded on June 11, 2014 as Instrument No: 1416229045

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
26643 \$ 126.00

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Exhibit A
Legal Description

LOT 91 IN WEATHERSFIELD UNIT 3, BEING A SUBDIVISION IN SECTION 20 AND SECTION 21, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1961 AS DOCUMENT NO. 1832630 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-20-406-025-0000

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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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