

# UNOFFICIAL COPY

Doc#: 1419216045 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2014 02:23 PM Pg: 1 of 5



Doc#: 1513434041 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/14/2015 11:07 AM Pg: 1 of 6

This Document Prepared By:

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

After Recording Return To:

Chicago Title Land Trust Company
1512 W. Polk
Chicago, IL 60607

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 2 day of June, 2014, between **USBC Bank USA, N.A.**, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3, hereinafter ("Grantor"), and **Chicago Title Land Trust Company UT# 8002363803**, whose mailing address is **1512 W. Polk, Chicago, IL 60607** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty-Four Thousand Dollars (\$34,000.00), 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 **7957-7959 South Harvard Avenue, Chicago, IL 60620**. ~~\*and Robert Kowalski~~ *(Signature)*

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

**RE-RECORD TO CORRECT GRANTEE**  
**SEE ATTACHED TITLE COMPANY AFFIDAVIT OF ERROR** *(Signature)*

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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 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.

**REAL ESTATE TRANSFER TAX** 11-Jul-2014



**CHICAGO:** 255.00  
**CTA:** 102.00  
**TOTAL:** 357.00

20-33-201-021-0000 | 20140701609613 | 1-459-200-128

**REAL ESTATE TRANSFER TAX** 11-Jul-2014



**COUNTY:** 17.00  
**ILLINOIS:** 34.00  
**TOTAL:** 51.00

20-33-201-021-0000 | 20140701609613 | 1-914-609-792



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**Exhibit A**  
Legal Description

LOT 23 IN BLOCK 3 IN FREDERICK H. BARTLETT'S STEWART AVENUE  
SUBDIVISION OF THE NORTH 25 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4  
OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-33-201-021-0000

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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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State of Illinois )  
                          ) ss  
County of Cook   )

## AFFIDAVIT

I, Ben Ahn DULY SWORN AND UPON OATH STATES AS FOLLOWS:

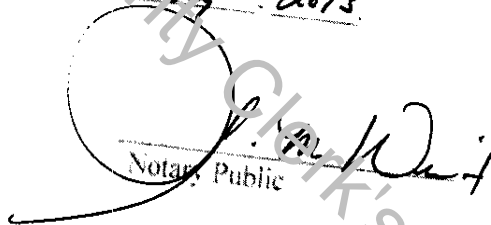
- 1.) On June 20, 2014 Premium Title Services, Inc of Atlanta Georgia was the settlement agent relative to the sale of a property located at 7957-7959 South Harvard Street, Chicago, Illinois.
- 2.) Pursuant to the terms of the real estate contract the proper and only grantee was Chicago Title Land Trust Company under a trust agreement dated January 14, 2014 and known as trust number 8002363403.
- 3.) The handwritten insertion of Robert Kowalski as grantee and otherwise was in error.

Date: 2/27/2015

Signature: 

Subscribed and sworn to before me this 27 day of February, 2015.



  
Notary Public

Prepared by:  
Jan Kowalski, Esq.  
1009 61<sup>st</sup> Street  
LaGrange, IL 60525  
630-255-5709  
AADC# 6291301