

# UNOFFICIAL COPY

This Document Prepared By:

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Doc#: 1516945064 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/18/2015 02:47 PM Pg: 1 of 5

After Recording Return To:

Tst Enterprises LLC
7764 Brunswick Rd
Darien, IL 60561

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 24 day of March, 2015, between The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Westhington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Tst Enterprises LLC, a Limited Liability Company, whose mailing address is 7764 Brunswick Rd, Darien, IL 60561 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Nine Thousand Dollars (\$109,000.00), 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 **2839 West 81st Street, Chicago, IL 60652**.

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.

REAL ESTATE TRANSFER TAX		17-Jun-2015
	CHICAGO:	817.50
	CTA:	327.00
	TOTAL:	1,144.50
19-36-122-044-0000   20150601695980   0-693-576-576		

REAL ESTATE TRANSFER TAX		19-Jun-2015
	COUNTY:	54.50
	ILLINOIS:	109.00
	TOTAL:	163.50
19-36-122-044-0000   20150601695980   1-312-580-480		

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Executed by the undersigned on 3/24, 2015:

**GRANTOR:**

**The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6**

By: Jacqueline S. Michaelson

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

Name: **Jacqueline S. Michaelson**

Title: **Contract Management Coordinator**

Property  
COPIES  
STATE OF Florida  
COUNTY OF Palm Beach SS

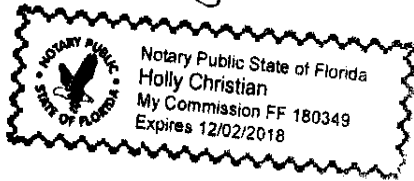
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson, personally known to me to be the Jacqueline S. Michaelson of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6** 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 Jacqueline S. Michaelson [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 Jacqueline S. Michaelson, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of March, 2015.

Commission expires 12/2, 2018  
Notary Public

Personally Known To Me  
Holly Christian  
3/24/15 HC  
Holly Christian

SEND SUBSEQUENT TAX BILLS TO:  
**Tst Enterprises LLC**  
**7764 Brunswick Rd**  
**Darien, IL 60561**



POA recorded simultaneously herewith

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**Exhibit A**  
Legal Description

ALL OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

THE EAST 8 FEET OF LOT 8 AND ALL OF LOT 9 IN BLOCK 2 IN COLVIN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-36-122-044-0000

Property of Cook County Clerk's Office

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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