

51011984



Doc#: 1519046018 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2015 08:29 AM Pg: 1 of 5

This Document Prepared By:

Michael S. Fisher Attorney At Law P.C.
200 N. LaSalle St, Suite 2310
Chicago, IL 60601

After Recording Return To:

Ana Velazquez
1459 Gentry Rd.
Hoffman Estate, IL 60169

SPECIAL WARRANTY DEED

THIS INDENTURE made this 29th day of June, 2015, between **Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates Series 2004-PR1 Trust**, hereinafter ("Grantor"), and **Ana Velazquez**, whose mailing address is 1459 Gentry Rd., Hoffman Estate, IL 60169, (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 **1361 Hassell Dr, Hoffman Estates, IL 60169**.

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.

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.

1361 Hassell Dr

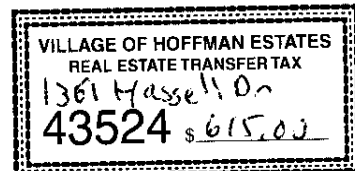
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REAL ESTATE TRANSFER TAX

01-Jul-2015



COUNTY: 102.50
ILLINOIS: 205.00
TOTAL: 307.50



UNOFFICIAL COPY

Executed by the undersigned on June 29th, 2015 :

GRANTOR:

Wells Fargo Bank, N.A. as Trustee for WaMu
Mortgage Pass-Through Certificates Series 2004-
PR1 Trust, By JPMorgan Chase Bank, National
Association, Its Attorney-in-fact

By:

Christie I Partlo 6-29-2015

Name: Christie I Partlo

Title: Vice President

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

Ana Velazquez, 1459 Gentry Rd., Hoffman Estate, IL 60169

1361 Hassell Dr

ew

UNOFFICIAL COPY

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this June 29, 2015, by Christie Partlo, the Vice President of *JPMorgan Chase Bank, NA*. She is personally known to me.

X *Caitin Marquardt*
Notary Public



CAITIN MARQUARDT
Notary Public, State of Ohio
My Commission Expires 08-10-2019

Printed Name: Caitin Marquardt

1361 HASSELL DR

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Exhibit A
Legal Description

LOT 48 IN BLOCK 208 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXIII, BEING A SUBDIVISION OF THE EAST 1/2 OF FRACTIONAL SECTION 5 AND PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 24, 1966 AS DOCUMENT NUMBER LR2272742, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-08-209-036-0000

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1361 Hassell Dr.

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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.

1361 Hassell Dr

CP