

# UNOFFICIAL COPY

This Document Prepared By:

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After Recording Return To: KYC

Investment Group Inc
Timber Ridge Dr 410,
Bartlett, IL 60103



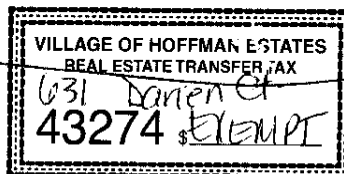
Doc#: 1521839053 Fee: \$46.00  
 RHSP Fee: \$9.00 RPHF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 08/06/2015 10:44 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 8 day of April, 2015, between **The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **KYC Investment Group Inc, An Illinois Corporation**, whose mailing address is **Timber Ridge Dr 410, Bartlett, IL 60103** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Seventeen Thousand Five Hundred Dollars (\$117,500.00), 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 **631 Darien Court, 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

S Yes  
 P 5  
 S N  
 M N  
 SC Yes  
 E Yes  
 INT Yes



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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

REAL ESTATE TRANSFER TAX		18-Jun-2015
	COUNTY:	58.75
	ILLINOIS:	117.50
	TOTAL:	176.25

07-16-321-050-0000 | 20150601694416 | 1-737-253-760

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Executed by the undersigned on 4/8, 2015:

GRANTOR:

**The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1**

By: Daniel Delpesche

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

Name:

Title: Daniel Delpesche  
Contract Management Coordinator \*

STATE OF Florida )  
COUNTY OF Polk ) SS

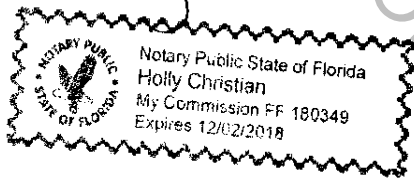
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Delpesche, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1** 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 Contract Management Coordinator **(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 corporated, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of April, 2015  
4/8/15 HC  
**Personally Known To Me**

Commission expires 12/2, 2018  
Notary Public

Holly Christian

SEND SUBSEQUENT TAX BILLS TO:  
**KYC Investment Group Inc**  
**Timber Ridge Dr 410,**  
**Bartlett, IL 60103**



**POA recorded simultaneously herewith**

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## Exhibit A Legal Description

LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT NUMBER 50 IN PARTRIDGE HILL, PHASES 6, 7, 8 AND 9, BEING A SUBDIVISION OF PART OF THE WEST 33 ACRES OF THE EAST 63 ACRES OF THE NORTH  $\frac{1}{2}$  OF THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1978 AS DOCUMENT NUMBER 24517485, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PARTRIDGE HILL TOWNHOME AND RECREATIONAL DECLARATION DATED JULY 29, 1975 AND RECORDED AUGUST 5, 1975 AS DOCUMENT 23176223, AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM WHEELING TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 74-208 TO JEROME E. RAU AND LILLIAN A. RAU, HIS WIFE, DATED NOVEMBER 10, 1981 AND RECORDED DECEMBER 10, 1981 AS DOCUMENT 26082027, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-16-321-050-0000

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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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