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Doc#: 1522645042 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2015 10:44 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Keith H. Werwas
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Eileen Mahoney
3710 215th
Matteson, IL 60443

SPECIAL WARRANTY DEED

THIS INDENTURE made this 16th day of June, 2015, between **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Eileen Mahoney - A Single Person**, whose mailing address is **3710 215th, Matteson, IL 60443** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty Thousand Dollars (\$30,000.00), 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 **3710 W 215th St #203, Matteson, IL 60443**.

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.

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Executed by the undersigned on June 16, 2015:

GRANTOR:

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3

By: Mark Stuffit

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

Name: Mark Stuffit

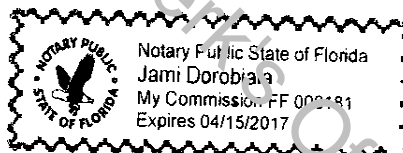
Title: Contract Management Coordinator

STATE OF FL)
) SS West Palm Beach
COUNTY OF Palm Beach)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Stuffit (personally known) to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3** 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 Contract Management Coordinator, for the uses and purposes therein set forth. **Personally Known To Me**

Given under my hand and official seal, this 16th day of June, 2015

Commission expires 10/16/15
Notary Public Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:
Eileen Mahoney
3710 215th
Matteson, IL 60443

POA recorded on March 5, 2014 as Instrument No: 1406419144

REAL ESTATE TRANSFER TAX		14-Aug-2015
COUNTY:		15.00
ILLINOIS:		30.00
TOTAL:		45.00

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Exhibit A Legal Description

UNIT 203 IN MATTESON CONDOMINIUM NUMBER 2, AS DELINEATED ON SURVEY OF LOT 2 (EXCEPT THE WEST 25 FEET THEREOF AND EXCEPT THE EAST 72 FEET OF THE WEST 97 FEET OF THE NORTH 89 FEET THEREOF) IN THE SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST ¼ OF SECTION 26 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST ¼ OF SECTION 23. TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1974 AS DOCUMENT 22667684. IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY HERITAGE PULLMAN BANK & TRUST COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23293186, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 31-26-102-009-1009

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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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