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Doc#: 1526515057 Fee: \$46.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2015 02:24 PM 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:

Sucasa LLC
1658 N Milwaukee Ave #386
Chicago, IL 60647

SPECIAL WARRANTY DEED

THIS INDENTURE made this 13 day of MAY, 2015, between **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Sucasa LLC, an Illinois Limited Liability Company**, whose mailing address is **1658 N Milwaukee Ave #386, Chicago, IL 60647** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Three Thousand Dollars (\$53,000.00), 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 **4202 Oakwood Lane, 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

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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.

Property of Cook County Clerk's Office

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Executed by the undersigned on 5/13, 2015:

GRANTOR:

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1



By: Jacqueline S. Michaelson

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

Name: **Jacqueline S. Michaelson**

Title: **Contract Management Coordinator**

Proprietary
STATE OF Florida
COUNTY OF Palm Beach

REAL ESTATE TRANSFER TAX		17-Sep-2015
	COUNTY:	26.50
	ILLINOIS:	53.00
	TOTAL:	79.50
31-22-213-041-0000 20150701607931 0-364-760-960		

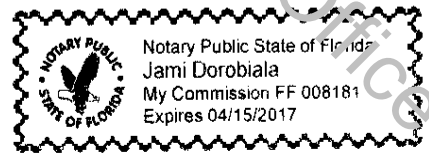
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J, personally known to me to be the JJ of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1** 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 JJ [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 JJ, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of MAY, 2015.

Commission expires 05/13/15
Notary Public Jami Dorobiala

Personally Known To Me

SEND SUBSEQUENT TAX BILLS TO:
Sucasa LLC
1658 N Milwaukee Ave #386
Chicago, IL 60647



POA recorded on September 18, 2014 as Instrument No: 1426118088

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Exhibit A
Legal Description

LOT 323 IN MATTESON HIGHLANDS UNIT NUMBER 2, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID NORTHEAST QUARTER LYING SOUTH OF THE SOUTHERLY LINE OF OUT LOT B IN MATTESON HIGHLANDS UNIT NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1963, IN BOOK 627 PAGE 9 AS DOCUMENT 18892127) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 31-22-213-041-0000

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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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