

# UNOFFICIAL COPY



Doc#: 1527113074 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 09/28/2015 01:48 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Keith H. Werwas
223 W. Jackson Blvd., Suite 619
Chicago, IL 60606

After Recording Return To:

Victor Garcia
12611 Greenwood Avenue
Blue Island, IL 60406

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 23 day of June, 2015, between **U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-3, Asset-Backed Certificates, Series 2007-3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Victor Garcia – A single person**, whose mailing address is **12611 Greenwood Avenue, Blue Island, IL 60406** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty-Two Thousand Dollars (\$42,000.00), 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 **12611 Greenwood Avenue, Blue Island, IL 60406**.

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.

*[Handwritten mark]*

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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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**Exhibit A**  
Legal Description

LOT 3 IN O.E. EAMES SUBDIVISION OF LOT 5 IN BETSY FOX'S SUBDIVISION OF LOT 4 OF ASSESSORS DIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-25-429-003-0000

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6/23

Executed by the undersigned on \_\_\_\_\_, 2015:

GRANTOR:

**U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-3, Asset-Backed Certificates, Series 2007-3**

By: Jacqueline S. Michaelson

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

Name: Jacqueline S. Michaelson *JSM*

Title: Contract Management Coordinator *JSM*

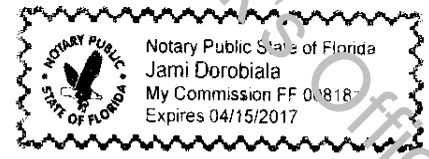
STATE OF Florida )  
COUNTY OF Palm Beach ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JSM, personally known to me to be the JSM of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-3, Asset-Backed Certificates, Series 2007-3** 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 JSM [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 JSM, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of June, 2015

Commission expires \_\_\_\_\_, 20\_\_\_\_  
Notary Public Jami Dorobiala *PD 6/23/15*

*6/23/15*  
**Personally Known To Me**



SEND SUBSEQUENT TAX BILLS TO:  
**Victor Garcia**  
12611 Greenwood Avenue  
Blue Island, IL 60406

POA recorded on December 6, 2012 as Instrument No: 1234110079

REAL ESTATE TRANSFER TAX		23-Sep-2015
COUNTY:	ILLINOIS:	21.00
TOTAL:		42.00
		63.00

24-25-429-003-0000 | 20150901624982 | 0-963-878-784

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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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