## **UNOFFICIAL COPY**



Doc#: 1527216019 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 09/29/2015 11:48 AM Pg: 1 of 5

This Document Prepa ed By:

Potestivo & Associaces, PC

Keith H. Werwas

223 W. Jackson Blvd., Suite 613

Chicago, IL 60606

After Recording Return To:

Natalie Adamski

2950 West 102nd Place

Evergreen Park, IL 60805

### SPECIAL WARRANTY DEF D

OOA COUNT

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,



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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.

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Executed by the undersigne	$d  ext{ on } 5/22$	, 2015:	
	GRANTOR:	•	
		York Mellon Trust	Common N. d.
	Association IKa I	ne Bank of New Yor	k Trust Company N. A
	42 200062201 [O J.	IVIOTOAN Chase Rant	Z Notional Assess
	my renated tot Ke	Sidential Asset Morte	190e Producte Inc
	mortgage Asset-E	Backed Pass-Through	Certificates Series
_	Pw.	<i>a</i> 1	
	By: Ocwan Loon	Servicing, LLC, as A	
	Name: Jon Ki	servicing, LLC, as A	ttorney-In-Fact
90	Title: Contract Managem	ing sont Coordinator	
70,	Counset manedon	ICH Caranauco.	
STATE OF T			
STATE OF FORIDA	$Q_{\mathcal{F}}$		
COUNTY OF PAIN BEI	SS		
BIM DEL	<del>ксн</del> )		
I, the undersigned, a Notary F CERTIFY that Jon King	Public in any correio	1 County to 41 Co.	
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voluntary act, and as the free a		d deed of said Cocc	TATION , for
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Given under my hand a	and official seal, this	5 72 day of	
•	tills	22 day of MA	<del></del>
Commission expires, 2	20	VANATO A-	Erin M. Weston
Notary Public		An lection	
SEND SUBSEQUENT TAX E	NI I C TO	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	·····
Natalie Adamski	SILLS TO:	<u>}</u> :	Notary Public State of Florida Erin M Weston
2950 West 102nd Place		<u>}</u> 4	My Commission on
Evergreen Park, IL 60805		ڲ۫ؠؠ	Or no Expires 05/06/2018
PQA recorded simultaneously	v herewith		
\	; —VI CTVILIE		
No. 2943	BEAL -	<b></b>	

Village of Evergreen Park
560.(C)

VINOUN Function Stamp

REAL ESTATE TRANSFER TAX			24-Sep-2015
		COUNTY:	56.00
		ILLINOIS:	112.00
		TOTAL:	168.00
24-12-31	3-057-0000 1-2	00150704 000004	

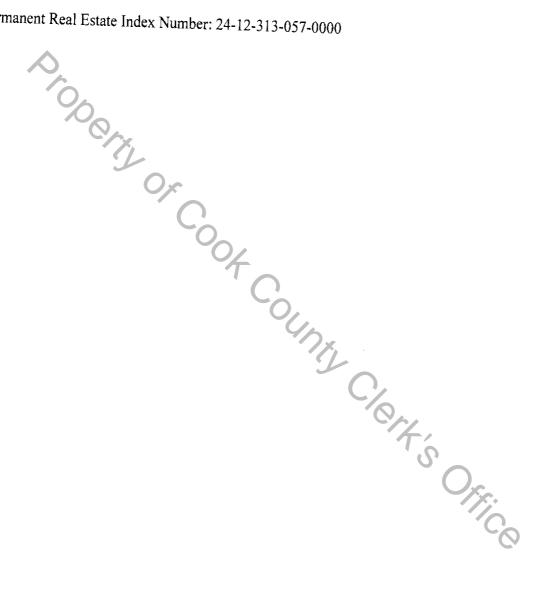
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#### Exhibit A Legal Description

LOT 563 (EXCEPT THE WEST 15 FEET) AND ALL OF LOT 564 IN FRANK DELUGACH BEVERLY HILLCREST SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-12-313-057-0000



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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.