

# UNOFFICIAL COPY



Doc#: 1530934058 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2015 11:21 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Keith H. Werwas
223 W. Jackson Blvd., Suite 600
Chicago, IL 60606

After Recording Return To:

Cornerstone Capital LLC
26112 Mapleview Drive
Plainfield, IL 60585

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of July, 2015, between **Bank of America, National Association**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Cornerstone Capital LLC - An Illinois Limited Liability Company**, whose mailing address is **26112 Mapleview Drive, Plainfield, IL 60585** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Seventy-Six Thousand Dollars (\$76,000.00), 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 **6030 South Menard Avenue, Chicago, IL 60638**.

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.

# UNOFFICIAL COPY

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

# UNOFFICIAL COPY

Executed by the undersigned on July 14, 2015:

GRANTOR:

Bank of America, National Association

By: \_\_\_\_\_

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

Name: **Jose Manrique**

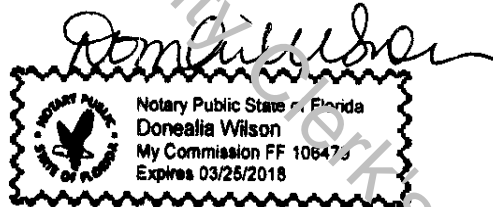
Title: **Contract Management Coordinator** \*

STATE OF FLORIDA )  
 ) SS  
COUNTY OF VALVERDE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jose Manrique, personally known to me to be the \* of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Bank of America, National Association** 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 \* **(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 \*, for the uses and purposes therein set forth. **Personally Known To Me**



Given under my hand and official seal, this 14 day of July, 2015


Commission expires 3/25/2018  
Notary Public **Donealia Wilson**



SEND SUBSEQUENT TAX BILLS TO:  
**Cornerstone Capital LLC**  
**26112 Mapleview Drive**  
**Plainfield, IL 60585**

POA recorded on January 3, 2013 as Instrument No: 1300345061

REAL ESTATE TRANSFER TAX		05-Nov-2015
	COUNTY:	38.00
	ILLINOIS:	76.00
	TOTAL:	114.00
19-17-411-031-0000   20150701609675   0-853-051-456		

REAL ESTATE TRANSFER TAX		05-Nov-2015
	CHICAGO:	570.00
	CTA:	228.00
	TOTAL:	798.00
19-17-411-031-0000   20150701609675   1-240-533-056		

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

LOT 11 IN BLOCK 1 IN FOURTH ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-17-411-031-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

Property of Cook County Clerk's Office