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Doc#: 1532412102 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2015 01:32 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:

Donald C. Guide
6 S Laflin Suite 706
Chicago, IL 60607

SPECIAL WARRANTY DEED

THIS INDENTURE made this 27 day of July, 2015, between **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Donald C. Guide, a married person**, whose mailing address is **6 S Laflin Suite 706, Chicago, IL 60607** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Eighteen Thousand Dollars (\$18,000.00), 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 **4620 South Vincennes Avenue, Unit #E2, Chicago, IL 60653**.

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.

Property of Cook County Clerk's Office

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Executed by the undersigned on 7/27, 2015:

GRANTOR:

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3

By: *[Signature]*

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

Name: **Guilene Dolcine**

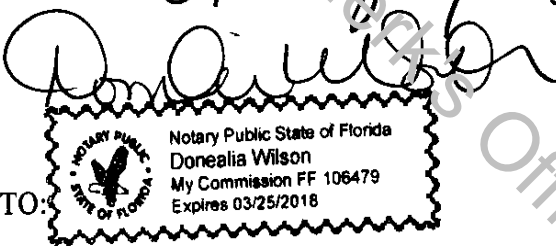
Title: **Contract Management Coordinator**

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 **Guilene Dolcine**, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney In-Fact for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3** 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 Signer ~~[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 27 day of July, 2015

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



SEND SUBSEQUENT TAX BILLS TO:
Donald C. Guide
6 S Laflin Suite 706
Chicago, IL 60607

POA recorded on April 23, 2014 as Instrument No: 1411317001

REAL ESTATE TRANSFER TAX		18-Nov-2015
	CHICAGO:	135.00
	CTA:	54.00
	TOTAL:	189.00

20-03-421-032-1014 | 20151101643009 | 1-610-147-904

REAL ESTATE TRANSFER TAX		20-Nov-2015
	COUNTY:	9.00
	ILLINOIS:	18.00
	TOTAL:	27.00

20-03-421-032-1014 | 20151101643009 | 1-789-585-472

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Exhibit A Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER: UNIT 446 E. 46TH PL—E2 IN THE VINCENNES COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 75 FEET OF LOT 9 IN BLOCK 1 IN SNOW AND DICKINSON'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF WHITCOMB AND WARNER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0521727076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. SITUATED IN COOK COUNTY, ILLINOIS.

Commonly known as 4420 South Vincennes Ave UNIT E2 AKA 446 E 46th PL UNTE2
Permanent Real Estate Index Number: 20-03-421-032-1014

Chicago, IL 60653.

County of Cook County Clerk's Office

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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.

Property of Cook County Clerk's Office