

# UNOFFICIAL COPY



Doc#: 1533729024 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/03/2015 12:03 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Watson Investment Network, LLC
910 Great Plains Ave
Matteson, IL 60443

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 10<sup>th</sup> day of August, 2015, between **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS9**, whose mailing address is C/O **Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Watson Investment Network, LLC, An Illinois Limited Liability Company**, whose mailing address is **910 Great Plains Ave, Matteson, IL 60443** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Seventy Thousand Dollars (\$70,000.00), 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 **211 Timberlane Rd, 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

CCRD REVIEWER     *RJ*

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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 August 10, 2015:

GRANTOR:

**Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS9**

By: Mark Stufft

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

Name: **Mark Stufft**

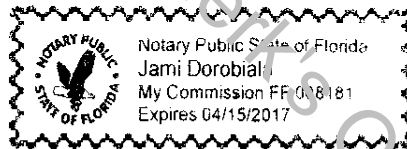
Title: **Contract Management Coordinator**

STATE OF FL )  
COUNTY OF Palm Beach ) ss West Palm Beach

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Stufft (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 Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS9** 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 Contract Management Coordinator (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 10<sup>th</sup> day of August, 2015

Commission expires 10-8-15, 2015  
Notary Public Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:  
**Watson Investment Network, LLC**  
**910 Great Plains Ave**  
**Matteson, IL 60443**

POA recorded on June 11, 2014 as Instrument No: 1416229045

<b>REAL ESTATE TRANSFER TAX</b>		03-Dec-2015
	COUNTY:	35.00
	ILLINOIS:	70.00
	<b>TOTAL:</b>	<b>105.00</b>

31-17-107-025-0000 | 20151201648915 | 0-715-372-608

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**Exhibit A**  
Legal Description

LOT 580 IN WOODGATE GREEN UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 17 AND PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 31-17-107-025-0000

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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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