

# UNOFFICIAL COPY

Doc#: 1433517005 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/01/2014 09:18 AM Pg: 1 of 5



Doc#: 1534119053 Fee: \$46.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/07/2015 11:40 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Sunny Properties Inc.
7226 West 90th Place
Bridgeview, IL 60455

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 20 day of AUGUST, 2014, between **Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of June 6, 2002 PFCA Home Equity Investment Trust 2003-IFC3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Sunny Properties Inc., an Illinois Corporation**, whose mailing address is **7226 West 90th Place, Bridgeview, IL 60455** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Sixty-Five Thousand Dollars (\$65,000.00), 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 **513 52nd Avenue, Bellwood, IL 60104**.

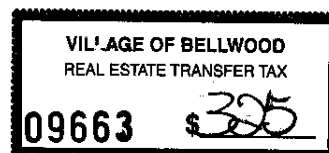
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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

REAL ESTATE TRANSFER TAX 24-Nov-2014



COUNTY:	32.50
ILLINOIS:	65.00
TOTAL:	97.50

15-08-312-062-0000 | 20141001640014 | 0-876-630-656



S Y  
P 0  
S N  
M N  
C Y  
T Y  
INT X.W

Re-recording to correct grantee name

# UNOFFICIAL COPY

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 26, 2014:

GRANTOR:

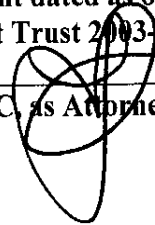
**Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of June 6, 2002 PFCA Home Equity Investment Trust 2003-IFC3**

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

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

Name: **Jami Dorobiala**

Title: **Contract Management Coordinator**



STATE OF Florida )  
 ) SS  
COUNTY OF Palm Beach )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jami Dorobiala personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of June 6, 2002 PFCA Home Equity Investment Trust 2003-IFC3** 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.

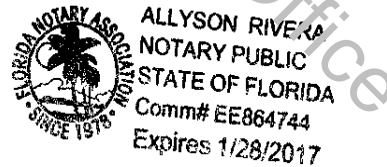
Personally Known To Me *AR*

Given under my hand and official seal, this 26 day of AUGUST, 2014

Commission expires 1-28-17, 2014  
Notary Public *AR 8-26-14*



SEND SUBSEQUENT TAX BILLS TO:  
**Sunny Properties Inc.**  
7226 West 90th Place  
Bridgeview, IL 60455



POA recorded simultaneously herewith

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**Exhibit A**  
Legal Description

THE NORTH 40.50 FEET OF THE SOUTH 120.50 FEET OF LOT 41 IN E.A. CUMMINGS GARDEN HOME ADDITION, BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL QUARTER SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 8 AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, LYING SOUTH OF THE INDIAN BOUNDARY LINE AND NORTH OF BUTTERFIELD ROAD, IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-08-312-062-0000

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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 hereon, 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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