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Doc#: 1535010036 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2015 12:47 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:

Andre Gibson
1258 Elder Road
Homewood, IL 60430

SPECIAL WARRANTY DEED

THIS INDENTURE made this 19 day of August, 2015, between **The Bank of New York Mellon fka The Bank of New York, as Successor Trustee for JPMORGAN CHASE BANK, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2002-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2002-3**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Andre Gibson, A Single Person**, whose mailing address is **1258 Elder Road, Homewood, IL 60430** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Three Thousand Dollars (\$23,000.00), 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 **14830 South Ellis Avenue, Dolton, IL 60419**.

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 8/19, 2015:

GRANTOR:

The Bank of New York Mellon fka The Bank of New York, as Successor Trustee for JPMORGAN CHASE BANK, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2002-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2002-3

By: Jon King

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

Name: Jon King

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 Jon King, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon fka The Bank of New York, as Successor Trustee for JPMORGAN CHASE BANK, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2002-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2002-3** 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.

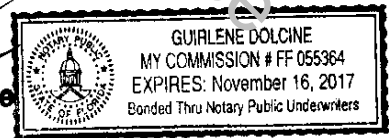
Given under my hand and official seal, this 19 day of August, 2015

Commission expires _____, 20____
Notary Public

Personally Known To Me

SEND SUBSEQUENT TAX BILLS TO:
Andre Gibson
1258 Elder Road
Homewood, IL 60430

Guilene Dolcine
Guilene Dolcine



POA recorded simultaneously herewith

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX **N# 19884**
ADDRESS H830E1115
ISSUE 12-11-15 EXPIRED 1-11-16
AMT 50.00
TYPE WTS
VILLAGE COMPTROLLER

REAL ESTATE TRANSFER TAX 16-Dec-2015
COUNTY: 11.50
ILLINOIS: 23.00
TOTAL: 34.50
29-11-124-052-0000 | 20151001637300 | 0-185-406-528

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Exhibit A Legal Description

LOT 7 (EXCEPT THE NORTH 27 FEET THEREOF) LOT 6 AND THE NORTH 7 FEET OF LOT 5 IN BLOCK 3 TOGETHER WITH THAT PART OF THE EAST ½ OF THE NORTH AND SOUTH HERETOFORE VACATED 16.00 FOOT WIDE ALLEY LYING SOUTH OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 7 (EXCEPT THE NORTH 27 FEET THEREOF) AND LYING NORTH OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 7 FEET OF LOT 5 IN BLOCK 3 ALL IN BLOCK 3 IN GREENWOOD TERRACE BEING A RESUBDIVISION OF BLOCKS 1, 2, 4, 5 AND 6 AND BLOCK 3 (EXCEPT LOTS 29 TO 36) OF THE SUBDIVISION OF PART OF THE SOUTH 25 ACRES OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH LOT 1 IN BERNHARD ENGLE'S SUBDIVISION IN SAID SECTION, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-11-124-052-0000

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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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