

# UNOFFICIAL COPY



Doc#: 1602010077 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/20/2016 12:44 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:

William D. Ellis
331 East 136th Place
Chicago, IL 60827

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of October, 2015, between **HSBC Bank USA, National Association, as Trustee for Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-FM2**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **William D. Ellis - A Single Person**, whose mailing address is **331 East 136th Place, Chicago, IL 60827** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Seven Thousand Dollars (\$7,000.00), 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 **331 East 136th Place, Chicago, IL 60827**.

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.

*Handwritten signature/initials*

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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 October 21, 2015:

**GRANTOR:**

**HSBC Bank USA, National Association, as Trustee for  
Nomura Home Equity Loan, Inc., Asset-Backed Certificates,  
Series 2006-FM2**

By: Moraima Medina

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

Name: Moraima Medina

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 Moraima Medina, personally known to me to be the \* of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, National Association, as Trustee for Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-FM2** 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.

Given under my hand and official seal, this 21 day of October, 2015


Commission expires 11/16, 2017  
Notary Public



*Guirene Dolcine*  
Guirene Dolcine



SEND SUBSEQUENT TAX BILLS TO:  
**William D. Ellis**  
331 East 136th Place  
Chicago, IL 60827

POA recorded on February 6, 2014 as Instrument No: 1403715040

REAL ESTATE TRANSFER TAX		19-Jan-2016
	CHICAGO:	52.50
	CTA:	21.00
	TOTAL:	73.50

REAL ESTATE TRANSFER TAX		20-Jan-2016
	COUNTY:	3.50
	ILLINOIS:	7.00
	TOTAL:	10.50

25-34-312-031-0000 | 20160101661171 | 0-279-018-560

25-34-312-031-0000 | 20160101661171 | 1-434-108-480

\* Total does not include any applicable penalty or interest due

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**Exhibit A**  
Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK  
IN THE STATE OF ILLINOIS, TO WIT:

LOT 9 IN MCCULLOUGH'S ADDITION TO RIVERDALE, A SUBDIVISION OF THE 119.2  
FEET EAST OF AND ADJOINING TO WEST 74 FEET OF LOT 8, IN DOLTON  
SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF  
SECTION 34 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-34-312-031-0000

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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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