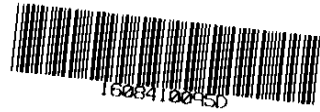


UNOFFICIAL COPY



Doc#: 1608410095 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2016 03:48 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:

Harbor Realty LLC
P.O. Box 577728
Chicago, IL 60657

SPECIAL WARRANTY DEED

THIS INDENTURE made this 1 day of DECEMBER, 2015, between **Bank of America, National Association**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Harbor Realty LLC - An Illinois Limited Liability Company**, whose mailing address is **P.O BOX 577728, Chicago, IL 60657** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty-One Thousand Dollars (\$41,000.00), 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 **5932 South Talman Avenue, Chicago, IL 60629**.

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.

RUSA

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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

UNOFFICIAL COPY

Executed by the undersigned on Dec. 1, 2015:

GRANTOR:

Bank of America, National Association

By: _____

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

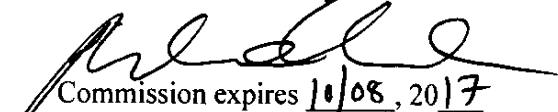
Name: **Jose Manrique**

Title: **Contract Management Coordinator** *

STATE OF FLORIDA)
) SS
COUNTY OF DELAWARE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jose Manrique, personally known to me to be the * of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Bank of America, National Association**, 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 1st day of Dec., 2015




Commission expires 10/08, 2017
Notary Public **Michelle Abraham**



SEND SUBSEQUENT TAX BILLS TO:
Harbor Realty LLC
P.O. Box 577728
Chicago, IL 60657

POA recorded on 5/28/2014 Instrument No: 1414819112

REAL ESTATE TRANSFER TAX		25-Mar-2016
	CHICAGO:	307.50
	CTA:	123.00
	TOTAL:	430.50 *

REAL ESTATE TRANSFER TAX		25-Mar-2016	
		COUNTY:	20.50
		ILLINOIS:	41.00
		TOTAL:	61.50

19-13-402-031-0000 | 20160301683551 | 1-668-478-528

19-13-402-031-0000 | 20160301683551 | 1-539-108-416
* Total does not include any applicable penalty or interest due.

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Exhibit A
Legal Description

LOT 34 IN BLOCK 2 IN COBE AND MCKINNON'S 63RD STREET CALIFORNIA AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-13-402-031-0000

Property 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