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Doc#: 1608410096 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2016 03:50 PM Pg: 1 of 5

This Document Prepared By:

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

After Recording Return To:

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|-----------------------------|
| Catherine M. Hughes |
| 2707 59 th Drive |
| Union Grove, WI 53182 |
| |

SPECIAL WARRANTY DEED

THIS INDENTURE made this 4 day of March, 2016, between **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-C, Mortgage-Backed Certificates, Series 2005-C**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Catherine M. Hughes, A Married Person** whose mailing address is **2707 59th Drive, Union Grove, WI 53182** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Sixty-Five Thousand Eighty Nine Dollars (\$65,089.00), 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 **1343 North Winslowe Drive, Palatine, IL 60074**.

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.

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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 3/4, 2016:

GRANTOR:

**HSBC Bank USA, National Association, as Trustee for
Fremont Home Loan Trust 2005-C, Mortgage-Backed
Certificates, Series 2005-C**

By: Sean Bishop

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

Name: **Sean Bishop**

Title: **Contract Management Coordinator**

STATE OF Florida)
) SS
COUNTY OF Polk)

*sa 3/4/16
Personally Known To Me*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean Bishop, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-C, Mortgage-Backed Certificates, Series 2005-C** 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 4 day of March, 2016

Commission expires , 20
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Catherine M. Hughes
2707 59th Drive
Union Grove, WI 53182

A. Ramos
A. Ramos

POA Recorded: 5/30/2014 as Instrument No: 1415054136

| REAL ESTATE TRANSFER TAX | | 25-Mar-2016 |
|--------------------------|--|-------------|
| COUNTY: | | 32.75 |
| ILLINOIS: | | 65.50 |
| TOTAL: | | 98.25 |

02-12-100-127-1072 | 20160301683601 | 1-787-358-784

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Exhibit A Legal Description

PARCEL 1: UNIT 1343-303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BEACON RIDGE COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97-124193 IN THE CLOVER RIDGE P.U.D, A PART OF PHASE 3 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER A STRIP OF LAND 80.0 FEET IN WIDTH IN NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 40.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; COMMENCING AT THE MOST NORTHERLY CORNER (DESIGNATED AS THE "POINT OF BEGINNING" IN THE HEREINAFTER NAMED DOCUMENT) OF THE PARCEL; OF LAND DESCRIBED IN DOCUMENT NUMBER LR 2507393 FILED JUNE 15, 1970 IN REGISTERS OFFICE OF COOK COUNTY, ILLINOIS, THENCE SOUTHWESTERLY 50.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE CENTER LINE OF RAND ROAD, AS ESTABLISHES ON JANUARY 8, 1925 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE CONTINUING SOUTHWESTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT OF CURVEY; THENCE SOUTHWESTERLY 361 .28 FEET ALONG THE ARC OF A CIRCLE OF 230.00 FEET RADIUS, CONVEX TO THE SOUTH TO ITS POINT OF TANGENCY WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF RAND ROAD THROUGH A POINT 593 504 FEET (MEASURED ALONG SAID CENTER LINE OF RAND ROAD) NORTH WESTERLY OF THE HEREIN ABOVE DESCRIBED PLACE OF COMMENCEMENT; THENCE NORTHEASTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTER LINE, SAID TERMINUS BEING ON A LINE DRAWN 50.00 (MEASURED PERPENDICULARLY) SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS, AS FILED DECEMBER 21, 1972 AS DOCUMENT NUMBER LR2666783, IN COOK COUNTY, ILLINOIS.

PARCEL 3; EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUT LOT "A" AS DESCRIBED AS FOLLOWS: THAT PART OF OUTLOT "A" IN CLOVER RIDGE P.U.D. AFORESAID DESCRBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A" THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A" 156.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST 86.00 FEET TO SOUTHEAST CORNER OF SAID LOT 5 THENCE NORTH 00 DEGREES 33 MINUTES 367 SECONDS WEST ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID CLOVER RIDGE P.U.D. 51.80 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST 86.00 FEET TO THE EAST LINE OF SAID OUTLOT "A" THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG

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THE EAST LINE OF SAID OUTLOT "A" 51.80 FEET TO THE POINT OF BEGINNING,
ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-12-100-127-1072

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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