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Doc#: 1608410100 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2016 03:58 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:

Alice Hedrick
359 Oakwood St
Park Forest, IL 60466

SPECIAL WARRANTY DEFEND

THIS INDENTURE made this 22 day of February, 2016, between **HSBC Mortgage Services Inc**, whose mailing address is **C/o Altisource Solutions, Inc., 2000 Abernathy Road NE, Suite 200, Atlanta, GA 30328** hereinafter ("Grantor"), and **Alice Hedrick – a single person**, whose mailing address is **359 Oakwood St, Park Forest, IL 60466** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Seventeen Thousand Two Hundred Ninety-Nine Dollars (\$17,299.00), 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 **359 Oakwood St, Park Forest, IL 60466**.

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 February 22, 2016:

GRANTOR:

HSBC Mortgage Services Inc

By: [Signature]

By: Altisource Solutions, Inc., as Attorney-In-Fact

Name: Louquen Hazelton

Title: Authorized Signer

STATE OF GA)
) SS
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louquen Hazelton, personally known to me to be the Authorized Signer of **Altisource Solutions, Inc., as Attorney-In-Fact for HSBC Mortgage Services Inc** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 22nd day in person and acknowledged that as such Authorized Signer [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 Authorized Signer, for the uses and purposes therein set forth.

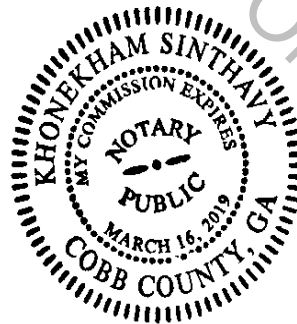
Given under my hand and official seal, this 22nd day of February, 2016

Commission expires 3/16, 2019
Notary Public

[Signature]

SEND SUBSEQUENT TAX BILLS TO:
Alice Hedrick
359 Oakwood St
Park Forest, IL 60466

POA recorded simultaneously herewith



REAL ESTATE TRANSFER TAX

25-Mar-2016



COUNTY: 8.75
ILLINOIS: 17.50
TOTAL: 26.25

31-36-414-006-0000 | 20160301683673 | 1-143-533-120

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Exhibit A
Legal Description

LOT 6 IN BLOCK 26 IN VILLAGE OF PARK FOREST AREA NUMBER 3, A SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, OCTOBER 31, 1950 AS DOCUMENT NUMBER 14940342, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 31-36-414-006-0000

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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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