

# UNOFFICIAL COPY



Doc#: 1610310083 Fee: \$46.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/12/2016 02:33 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Keith H. Werwas
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Jose Salvador Vargas and Maria Guadalupe Vargas
5228 South Homan Avenue
Chicago, IL 60632

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 29 day of June, 2015, between U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Jose Salvador Vargas and Maria Guadalupe Vargas - Husband and wife As joint tenants with rights of survivorship, whose mailing address is 5228 South Homan Avenue, Chicago, IL 60632 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Twenty-Three Thousand Dollars (\$123,000.00), 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 5228 South Homan Avenue, Chicago, IL 60632.

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,

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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.

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 6/29, 2015:

GRANTOR:  
U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC  
Mortgage Loan Trust 2007-1 Mortgage Pass-Through  
Certificates Series 2007-1

By: [Signature]

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

Name: Jon King

Title: Contract Management Coordinator

STATE OF Florida )  
 ) SS  
COUNTY OF Palm Beach )

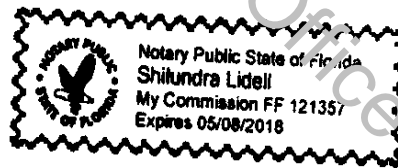
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon King, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1 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 Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of JUNE, 2015

[Signature]  
Commission expires 5/2, 2018  
Notary Public

Shilundra Lidell

Personally Known To Me



SEND SUBSEQUENT TAX BILLS TO:  
Jose Salvador Vargas and Maria Guadalupe Vargas  
5228 South Homan Avenue  
Chicago, IL 60632

POA recorded on November 1, 2012 as Instrument No: 1230610099

REAL ESTATE TRANSFER TAX		12-Apr-2016
	CHICAGO:	922.50
	CTA:	369.00
	TOTAL:	1,291.50 *

REAL ESTATE TRANSFER TAX		12-Apr-2016
	COUNTY:	61.50
	ILLINOIS:	123.00
	TOTAL:	184.50

19-11-408-036-0000 | 20160401688763 | 1-062-100-544

19-11-408-036-0000 | 20160401688763 | 1-390-165-568

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

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**Exhibit A**  
**Legal Description**

THE SOUTH 20 FEET AND 10 INCHES OF LOT 37 AND THE NORTH 8 FEET AND 4 INCHES OF LOT 36 IN BLOCK 8 IN WATERMAN'S ADDITION TO MOREL PARK AND ELSDON, IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-11-408-035-0000 & 19-11-408-036-0000

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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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