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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/15/2016 03:17 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:**

Michael Kupfer and Christine A. Kupfer
1757 North Talman Avenue
Chicago, IL 60647

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 19 day of January, 2016, between Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS3, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Michael Kupfer and Christine A. Kupfer - husband and wife, as joint tenants with rights of survivorship, whose mailing address is 1757 North Talman Avenue, Chicago, IL 60647 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Three Hundred Sixteen Thousand Nine Hundred Thirty-Four Dollars (\$316,934.00), 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 1757 North Talman Avenue, Chicago, IL 60647.

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 January 19, 2016:

GRANTOR:

**Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS3**

By: [Signature]

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

Name:

Title: **Jose Manrique**  
Contract Management Coordinator \*

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PAW BEECH )

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 Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS3** 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 19 day of January, 2016

Commission expires 01-19-16, 2016  
Notary Public  
[Signature]  
Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:  
**Michael Kupfer and Christine A. Kupfer**  
1757 North Talman Avenue  
Chicago, IL 60647

POA recorded on August 20, 2014 as Instrument No: 1423216103

REAL ESTATE TRANSFER TAX		15-Apr-2016
CHICAGO:		2,377.50
CTA:		951.00
<b>TOTAL:</b>		<b>3,328.50 *</b>

13-36-420-002-0000 | 20160301683292 | 0-925-875-776

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

REAL ESTATE TRANSFER TAX		15-Apr-2016
COUNTY:		158.50
ILLINOIS:		317.00
<b>TOTAL:</b>		<b>475.50</b>

13-36-420-002-0000 | 20160301683292 | 2-089-091-392

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

LOT 49 IN S. E. GROSS' SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 5 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-36-420-002-0000

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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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