

# UNOFFICIAL COPY

This Document Prepared By:

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Doc#: 1611916060 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/28/2016 02:32 PM Pg: 1 of 5

After Recording Return To:

Sabin V. Gozman
2801 W Ardmore #2D
Chicago, IL 60659

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of March, 2016, between **ARLP REO I, LLC, a subsidiary of Altisource Residential, L.P. by Altisource Solutions, Inc**, whose mailing address is **C/o, Altisource Solutions, Inc 402 Strand Street, Fredriksted, USVI 00840** hereinafter ("Grantor"), and **Sabin V. Gozman, A Single Person**, whose mailing address is **2801 W Ardmore #2D, Chicago, IL 60659** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Four Hundred Sixty Thousand Dollars (\$460,000.00), 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 **6306 North Lowell Avenue, Chicago, IL 60646**.

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.

*RS*

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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 March 18, 2016:

GRANTOR:

**ARLP REO I, LLC, a subsidiary of Altisource Residential, L.P.**

By: Yvette D. Malloy

**By: Altisource Solutions, Inc, as Attorney-In-Fact Name:**

Title: Yvette D. Malloy Authorized Signor

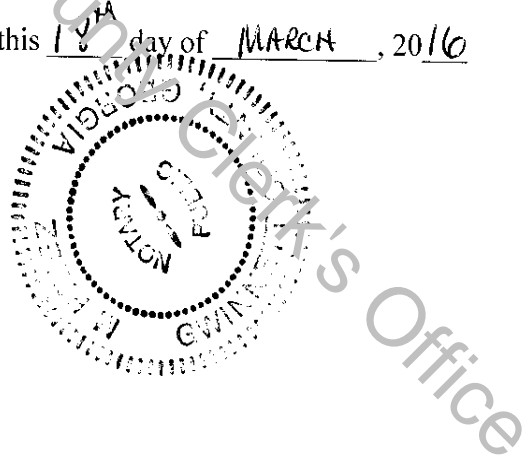
STATE OF GEORGIA )  
 ) SS  
COUNTY OF FULTON )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yvette D. Malloy, personally known to me to be the AUTHORIZED SIGNOR of **Altisource Solutions, Inc, as Attorney-In-Fact for ARLP REO I, LLC, a subsidiary of Altisource Residential, L.P** 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 AUTHORIZED SIGNOR ~~[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 SIGNOR, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of MARCH, 2016  
M. Puley



Commission expires FEB 11, 2019   
Notary Public Feb. 11, 2019

SEND SUBSEQUENT TAX BILLS TO:  
**Sabin V. Gozman**  
**2801 W Ardmore #2D**  
**Chicago, IL 60659**



REAL ESTATE TRANSFER TAX	26-Apr-2016
	CHICAGO: 3,450.00
	CTA: 1,380.00
	TOTAL: 4,830.00

13-03-201-017-0000 | 20160401694269 | 1-700-303-168  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	28-Apr-2016
 	COUNTY: 230.00
	ILLINOIS: 460.00
	TOTAL: 690.00

13-03-201-017-0000 | 20160401694269 | 0-532-255-040

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**Exhibit A**  
Legal Description

LOT 15 IN MATTION'S RESUBDIVISION OF LOTS 1 TO 7, BOTH INCLUSIVE, IN MATT C. FLANAGAN'S CRAWFORD AVENUE SUBDIVISION OF LOT 8 (EXCEPT THE RAILROAD RIGHT OF WAY) IN ASSESSOR'S DIVISION IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTH LINE OF THE CALDWELL RESERVE AND NORTH OF THE INDIAN BOUNDARY LINE, ALSO OF LOTS 55 TO 62, BOTH INCLUSIVE, IN ENDERLEIN'S ROSEMONT SUBDIVISION IN THE WEST 1/2 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 1505223, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-03-201-017-0000

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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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