

# UNOFFICIAL COPY



Doc#: 1614519151 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2016 02:28 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 612
Chicago, IL 60606

After Recording Return To:

Jingtao Guo and Jinwen Zhang
1411 West Harrison Street
Chicago, IL 60607

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of April, 2016, between U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE9, Asset Backed Pass-Through Certificates, Series 2004-HE9, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Jingtao Guo and Jinwen Zhang, Husband and wife taking as Joint tenants with rights of survivorship, whose mailing address is 1411 West Harrison Street, Chicago, IL 60607 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Three Hundred Fifty-Nine Thousand Seven Hundred Seventy-Nine Dollars (\$359,779.00), 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 1411 West Harrison Street, Chicago, IL 60607.

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

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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 4/11, 2016:

## GRANTOR:

U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE9, Asset Backed Pass-Through Certificates, Series 2004-HE9

By: [Signature]

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

Name: Jon King

Title: Contract Management Coordinator

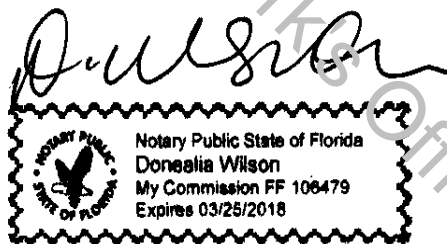
STATE OF FLORIDA )  
 ) SS  
COUNTY OF Palm Beach )

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 Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE9, Asset Backed Pass-Through Certificates, Series 2004-HE9 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 11 day of April, 2016

Commission expires 3, 2017  
Notary Public Donealia Wilson

SEND SUBSEQUENT TAX BILLS TO:  
Jingtao Guo and Jinwen Zhang  
1411 West Harrison Street  
Chicago, IL 60607



POA Recorded: 7/18/2014 as Instrument No: 1419918046

## REAL ESTATE TRANSFER TAX

24-May-2016



CHICAGO: 2,700.00  
CTA: 1,080.00  
TOTAL: 3,780.00 \*

17-17-302-078-0000 | 20160501608442 | 0-979-622-208

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

## REAL ESTATE TRANSFER TAX

24-May-2016



COUNTY: 180.00  
ILLINOIS: 360.00  
TOTAL: 540.00

17-17-302-078-0000 | 20160501608442 | 1-057-810-752

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

**PARCEL 1: THE WEST 18.31 FEET OF THE EAST 57.87 FEET OF LOT 2 IN GARIBALDI SQUARE SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 16, 1988 AS DOCUMENT 88065290.**

**Permanent Real Estate Index Number: 17-17-302-078-0000 & 17-17-302-053-0000**

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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.