

# UNOFFICIAL COPY



Doc#: 1614519152 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2016 02:29 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:

Adam Pogorzelski
3009 N Oriole Ave #204
Chicago, IL 60707

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 29 day of October, 2015, between U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-3, Asset-Backed Certificates, Series 2007-3, whose mailing address is C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Adam Pogorzelski - A Single Person, whose mailing address is 3009 N Oriole Ave #204, Chicago, IL 60707 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Twelve Thousand Dollars (\$112,000.00), 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 **3009 N Oriole Ave #204, Chicago, IL 60707**.

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.

# UNOFFICIAL COPY

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

# UNOFFICIAL COPY

Executed by the undersigned on 10/29, 2015:

GRANTOR:

U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-3, Asset-Backed Certificates, Series 2007-3

By: [Signature]

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

Name: **KEN BIANCO**

Title: **Contract Management Coordinator \***

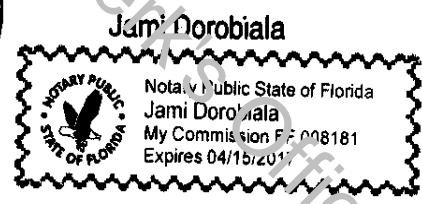
STATE OF Florida )  
 COUNTY OF Palm Beach ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KEN BIANCO (personally known to me to be the \* of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-3, Asset-Backed Certificates, Series 2007-3** 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 Corporation, for the uses and purposes therein set forth.

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

Commission expires 4/15/2017  
 Notary Public

[Signature]



SEND SUBSEQUENT TAX BILLS TO:  
**Adam Pogorzelski**  
**3009 N Oriole Ave #204**  
**Chicago, IL 60707**

POA recorded on July 9, 2014 as Instrument No: 1419015003

REAL ESTATE TRANSFER TAX		24-May-2016
CHICAGO:		840.00
CTA:		336.00
<b>TOTAL:</b>		<b>1,176.00 *</b>

REAL ESTATE TRANSFER TAX		24-May-2016
COUNTY:		56.00
ILLINOIS:		112.00
<b>TOTAL:</b>		<b>168.00</b>

12-25-208-049-1010 | 20160401688459 | 0-102-779-200  
 \* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

PART A: UNIT 204 IN THE WELLINGTON COMMONS CONDOMINIUMS AS  
DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

THE NORTH HALF OF LOT 11 IN J. W. THOMPSON AND COMPANY'S SECOND  
ADDITION TO THE ELMWOOD PARK GARDENS, BEING A SUBDIVISION OF THE  
WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS  
EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS  
DOCUMENT NUMBER 95633013, AS AMENDED FROM TIME TO TIME, TOGETHER  
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PART  
B: THE EXCLUSIVE RIGHT TO THE USE OF DESIGNATED PARKING SPACE 11, A  
LIMITED COMMON ELEMENT, DELINEATED ON THE SURVEY ATTACHED TO THE  
DECLARATION AFORESAID. PART C: PERPETUAL RIGHT OF INGRESS AND EGRESS  
OVER AND UPON THE COMMON ELEMENTS OF THE ENTIRE LOT 11 DESCRIBED  
HEREINABOVE, AS MAY BE NECESSARY OR DESIRABLE FOR THE USE AND  
BENEFIT OF THE WELLINGTON COMMONS CONDOMINIUMS.

Permanent Real Estate Index Number: 12-25-208-049-1010

Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

Property of Cook County Clerk's Office