

# UNOFFICIAL COPY



Doc#: 1614610167 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/25/2016 03:34 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:**

Andrzej Majerczyk
9620 South Carpenter Street
Chicago, IL 60643



## SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of SEPT., 2015, between Bank of America, National Association, whose mailing address is C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Andrzej Majerczyk, A Married Person, whose mailing address is 9620 South Carpenter Street, Chicago, IL 60643 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty-Five Thousand Dollars (\$45,000.00), 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 9620 South Carpenter Street, Chicago, IL 60643.

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.

CCRD REVIEW

REAL ESTATE TRANSFER TAX		26-May-2016
	CHICAGO:	337.50
	CTA:	135.00
	TOTAL:	472.50 *

REAL ESTATE TRANSFER TAX		26-May-2016
	COUNTY:	22.50
	ILLINOIS:	45.00
	TOTAL:	67.50

25-08-210-027-0000 | 20160301682706 | 1-079-040-320

25-08-210-027-0000 | 20160301682706 | 1-850-202-432

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

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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 Sept. 14, 2015:

GRANTOR:

Bank of America, National Association

By: \_\_\_\_\_

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

Name: **Jose Manrique**

Title: Contract Management Coordinator \*

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PAWLETTA )

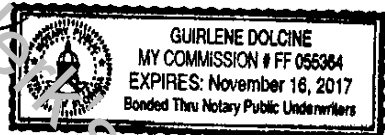
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jose Manrique**, personally known to me to be the \* of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Bank of America, National Association** and personally known to me to be the same person 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.

Personally Known To Me

Given under my hand and official seal, this 14 day of SEPT., 2015

Commission expires 11/16, 2017  
Notary Public

*Guirlene Dolcine*  
Guirlene Dolcine



SEND SUBSEQUENT TAX BILLS TO:  
**Andrzej Majerczyk**  
9620 South Carpenter Street  
Chicago, IL 60643

POA recorded on January 3, 2013 as Instrument No: 1300345061

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**Exhibit A**  
Legal Description

LOT 5 (EXCEPT THE NORTH 10 FEET) AND (EXCEPT THE SOUTH 10 FEET) IN BLOCK 28 IN HALSTED STREET ADDITION TO WASHINGTON HEIGHTS IN SECTIONS 5 AND 8, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-08-210-027-0000

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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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