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Doc#: 1615410124 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2016 12:52 PM Pg: 1 of 5

This Document Prepared By:

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|---------------------------------|
| Potestivo & Associates, PC |
| Caitlin E. Cipri |
| 223 W. Jackson Blvd., Suite 610 |
| Chicago, IL 60606 |

After Recording Return To:

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| 7303 Hamilton LLC |
| 7318 North Ridge Blvd Unit B |
| Chicago, IL 60645 |
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SPECIAL WARRANTY DEED

THIS INDENTURE made this 12th day of May, 2016, between **HSBC Bank USA, National Association, as trustee for Deutsche Alt-A Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2005-AR2**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **7303 Hamilton LLC - An Illinois Limited Liability Company**, whose mailing address is **7318 North Ridge Blvd Unit B, Chicago, IL 60645** (hereinafter [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Thirty-Three Thousand Two Hundred Ninety-Nine Dollars (\$133,299.00), 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 **7303 North Hamilton Avenue, Chicago, IL 60645**.

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

SK
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| REAL ESTATE TRANSFER TAX | 02-Jun-2016 |
|--------------------------|-------------|
| CHICAGO: | 1,001.25 |
| CTA: | 400.50 |
| TOTAL: | 1,401.75 * |

| REAL ESTATE TRANSFER TAX | 02-Jun-2016 |
|--------------------------|-------------|
| COUNTY: | 66.75 |
| ILLINOIS: | 133.50 |
| TOTAL: | 200.25 |

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

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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 May 12, 2016:

GRANTOR:

HSBC Bank USA, National Association, as trustee for Deutsche Alt-A Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2005-AR2

By: *Alex Quintero*

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

Name: **Alex Quintero**

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 Alex Quintero, personally known to me to be the * of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, National Association, as trustee for Deutsche Alt-A Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2005-AR2** 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** (M) 5/12/2016

Given under my hand and official seal, this 12 day of May, 2016

Commission expires 4/28, 2020
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
**7303 Hamilton LLC
7318 North Ridge Blvd Unit B
Chicago, IL 60645**

Jose A. Manrique

Jose A. Manrique



POA recorded on 6/6/2014 Instrument No: 1415729045

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Exhibit A Legal Description

PARCEL 1: THE NORTH 21.0 FEET OF THE SOUTH 57.42 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) OF THAT PART OF LOTS 6 AND 7 IN BLOCK 2 OF CONGDON'S RIDGE ADDITION TO ROGERS PARK BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF LOT 6 IN SAID BLOCK 2, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 2, 180 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID BLOCK 2, 40 FEET, THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID BLOCK 2, 50 FEET EAST OF THE SOUTH WEST CORNER OF LOT 6, THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 2 TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 11.0 FEET OF THE SOUTH 147.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) OF THAT PART OF LOTS 6 AND 7 IN BLOCK 2 OF CONGDON'S RIDGE ADDITION TO ROGERS PARK (AS AFORESAID).

PARCEL 3: EASEMENT AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED DATED JANUARY 11, 1963 AND RECORDED JANUARY 18, 1963 AS DOCUMENT 18699839 MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 26, 1962 AND KNOWN AS TRUST NO. 14495 AND AS CREATED BY THE DEED FROM EXCHANGE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 26, 1962 AND KNOWN AS TRUST NO. 14495 HENRY C. CURCIO JR. AND MARTHA K. CURCIO, DATED JULY 30, 1963 AND RECORDED SEPTEMBER 23, 1963 AS DOCUMENT 18920395, FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-30-307-195-0000

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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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