

# UNOFFICIAL COPY



Doc#: 1616619091 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/14/2016 11:57 AM 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:

Heidi's Roth IRA Investments, LLC
16261 Vintage Dr
Plainfield, IL 60586

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 26 day of April, 2016, between **HSBC Bank USA, N.A.**, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and **Heidi's Roth IRA Investments, LLC, An Illinois Limited Liability Company**, whose mailing address is 16261 Vintage Dr, Plainfield, IL 60586 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty-Seven Thousand Seven Hundred Ninety-Nine Dollars (\$47,799.00), 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 **611 Hoxie Avenue, Calumet City, IL 60409**.

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

REAL ESTATE TRANSFER TAX

14-Jun-2016



COUNTY:	24.00
ILLINOIS:	48.00
TOTAL:	72.00

29-12-423-014-0000 | 20160401698492 | 0-060-056-896

CCRD REVIEW

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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 April 26, 2016:

GRANTOR:

**HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2**

By: Moraima Medina

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

Name: **Moraima Medina**

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 Moraima Medina personally known to me to be the \* of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2** 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.

Given under my hand and official seal, this 26 day of April, 2016

Commission expires 11/16, 2017  
Notary Public

*Guirleone Dolcine*  
Guirleone Dolcine

SEND SUBSEQUENT TAX BILLS TO:  
**Heidi's Roth IRA Investments, LLC**  
**16261 Vintage Dr**  
**Plainfield, IL 60586**



POA Recorded: 7/31/2014 as Instrument No: 141216017

### REAL ESTATE TRANSFER TAX

### REAL ESTATE TRANSFER TAX

**48736** 5-26-16  
 192  
Calumet City • City of Homes \$

**48737** 5-26-16  
 192  
Calumet City • City of Homes \$

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

LOT 14 IN BLOCK 1 IN CRYER'S TORRENCE AVENUE ADDITION, BEING A  
SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF EAST 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-12-423-014-0000

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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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