

# UNOFFICIAL COPY



Doc#: 1617416037 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/22/2016 12:20 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 510
Chicago, IL 60606

After Recording Return To:

Arnold Banks
1942 East 74th Street #2c
Chicago, IL 60649

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 31 day of May, 2016, between **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-C, Mortgage-Backed Certificates, Series 2005-C**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Arnold Banks - A Single Person**, whose mailing address is **1942 East 74th Street #2c, Chicago, IL 60649** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty-Seven Thousand Nine Hundred Nineteen Dollars (\$37,919.00), 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 **1942 East 74th Street #2c, Chicago, IL 60649**.

CCRD REVIEW R

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

REAL ESTATE TRANSFER TAX	22-Jun-2016
CHICAGO:	285.00
CTA:	114.00
TOTAL:	399.00 *



20-25-130-035-1012 | 20160601621594 | 1-835-865-408

REAL ESTATE TRANSFER TAX	22-Jun-2016
COUNTY:	19.00
ILLINOIS:	38.00
TOTAL:	57.00



20-25-130-035-1012 | 20160601621594 | 1-371-837-760

\* 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 31, 2016:

GRANTOR:

**HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-C, Mortgage-Backed Certificates, Series 2005-C**

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

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

Name: **Jose Manrique**

Title: **Contract Management Coordinator**

STATE OF FLORIDA )  
 ) SS  
COUNTY OF DELMONTE )

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 HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-C, Mortgage-Backed Certificates, Series 2005-C** 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 31 day of May, 2016

Personally Known To Me 8/5/31/16

Commission expires 11/16, 2017  
Notary Public

*Guirle Dolcine*  
Guirle Dolcine

SEND SUBSEQUENT TAX BILLS TO:  
**Arnold Banks**  
**1942 East 74th Street #2c**  
**Chicago, IL 60649**



POA recorded on May 30, 2014 as Instrument No: 1415054136

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## Exhibit A Legal Description

UNIT NUMBER 2C IN COURTYARD CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 27 (EXCEPT THE WEST 7 FEET THEREOF) ALL OF LOTS 28, 29 AND 30 (EXCEPT THE EAST 15 FEET THEREOF) IN DALEY AND MCBRIDE'S SUBDIVISION OF BLOCK 9 IN CLARK'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 21, 2004 AS DOCUMENT NUMBER 0420345140, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-25-130-035-1012

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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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