

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

*(the property being conveyed  
herein was foreclosure property)*

Mail to:

\_\_\_\_\_  
\_\_\_\_\_

Name and Address of Tax

Payer:

Abdul Levy  
P.O. Box 1773,  
Sauk Village, IL 60412



16183130540

Doc#: 1618313054 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/01/2016 11:28 AM Pg: 1 of 3

This space for recording information only

This SPECIAL WARRANTY DEED, executed this 21 day of May, 2016, HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Mana Series 2007-OAR4, with a business address 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter referred to as **GRANTOR**, conveys and special warrants to ABDUL LEVY, a single/married/unmarried person, with a mailing address of P.O. Box 1773, Sauk Village, IL 60412, hereinafter referred to as **GRANTEE**:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of TWENTY THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$20,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remise, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

**LOT 265 IN INDIAN HILL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF EAST 3/4 OF SOUTH 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1957 AS DOCUMENT NO. 16999094 IN BOOK 500 OF PLATS, PAGES 4 AND 5, IN COOK COUNTY, ILLINOIS.**

REAL ESTATE TRANSFER TAX

01-Jul-2016



COUNTY: 10.25  
ILLINOIS: 20.50  
TOTAL: 30.75

Page 1 of 4

32-25-413-021-0000

| 20160701626892 | 1-816-786-240

PH

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**BEING THE SAME PROPERTY CONVEYED TO HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS, INC., MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-OAR4 BY DEED RECORDED 03/23/2016 AS DOCUMENT NO. 1608347045 IN THE CLERK'S OFFICE IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.**

**Property Address:** 2049 East 223rd Street, Sauk Village, IL 60411

**Permanent Index Number#:** 32-25-413-021-0000

*The legal description was obtained from a previously recorded instrument.*

**SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.**

**FURTHER SUBJECT TO ALL MATTERS OF RECORD.**

TO HAVE AND TO HOLD the same in fee simple, to the Grantee, its successors and/or assigns, with covenants on the part of the Grantor, (1) that at the time of the making and delivery of this deed the Grantor is the lawful owner of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) that the same are free from all encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons; and (3) that it does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise. Such covenants shall be obligatory upon any Grantor, its successors and assigns, as fully and with like effect as if written at length herein.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

*Signature page to follow*

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 31 day of May, 2016.

*Recording state does not require witnesses.*

HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Mana Series 2007-OAR4

By: Nationstar Mortgage, LLC as its Attorney-in-Fact

By: \_\_\_\_\_  
Its: Assistant Secretary

Power of Attorney recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ or is being recorded concurrently herewith

STATE OF TX  
COUNTY OF Denton

BEFORE ME, on the 31 day of May, 2016, the undersigned authority, personally appeared Patricia McCutchen, who is the Assistant Secretary, of Nationstar Mortgage, LLC as Attorney-in-Fact for HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Mana Series 2007-OAR4, on behalf of said entity, with full authority to act for said entity in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

Given under my and official seal this 31 day of May, 2016.

Mia Smith  
\_\_\_\_\_  
Notary Public  
Notary Public  
\_\_\_\_\_  
Title (and Rank)  
My commission expires:

