

UNOFFICIAL COPY



Doc#: 1619316060 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2016 03:37 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:

Bernabe Guzman
1334 Inverrary Lane
Palatine, IL 60074-2108

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15 day of June, 2016, between **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS9**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Bernabe Guzman - A Married Person**, whose mailing address is **1334 Inverrary Lane, Palatine, IL 60074-2108** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Fourteen Thousand Two Hundred Four Dollars (\$114,204.00), 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 **1334 Inverrary Lane, Palatine, IL 60074-2108**.

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

11-Jul-2016



COUNTY:	57.25
ILLINOIS:	114.50
TOTAL:	171.75

02-01-400-102-1107

| 20160701629925 | 0-429-452-608

Bm

UNOFFICIAL COPY

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

UNOFFICIAL COPY

Executed by the undersigned on 6/15, 2016:

GRANTOR:

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS9

By: [Signature]

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

Name: Jon King

Title:

STATE OF FLORIDA)
) SS
COUNTY OF Palm Beach)

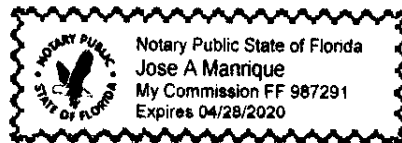
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon King, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS9** 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 Contract Management Coordinator [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 CORPORATION, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of June, 2016

Commission expires —, 20—
Notary Public

[Signature]
Jose A. Manrique

SEND SUBSEQUENT TAX BILLS TO:
Bernabe Guzman
1334 Inverrary Lane
Palatine, IL 60074-2108



POA recorded on 3/14/2016 Instrument No: 1607450382; 1607817003

UNOFFICIAL COPY

Exhibit A Legal Description

PARCEL 1: UNIT C IN BUILDING 13 IN INVERRARY WEST PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF PLATS OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1983, AND KNOWN AS TRUST NUMBER 57558, RECORDED OCTOBER 25, 1983, AS DOCUMENT 26834625, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT RECORDED AS DOCUMENT 24746034 AND AS AMENDED BY DOCUMENT AND RECORDED AS DOCUMENT NO. 25880238, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED OCTOBER 20, 1983, AND RECORDED OCTOBER 25, 1983 AS DOCUMENT NO. 26834626 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1983 AND KNOWN AS TRUST NUMBER 57558 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-01-400-102-1107

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office