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Doc#: 1619744006 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 07/15/2016 10:15 AM Pg: 1 of 5

After Recording Return To:

Ondrej Krempasky and Danuta Krempasky
108 South Audrey Lane
Mount Prospect, IL 60056

SPECIAL WARRANTY DEED

THIS INDENTURE made this 29 day of June, 2016, between **HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, INC., Mortgage Pass-Through Certificates, MANA Series 2007-OAR3**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Ondrej Krempasky and Danuta Krempasky - Husband and Wife, as Tenants in Common**, whose mailing address is **108 South Audrey Lane, Mount Prospect, IL 60056** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Two Hundred Twenty-Four Thousand Three Hundred Thirty-Four Dollars (\$224,334.00), 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 **108 South Audrey Lane, Mount Prospect, IL 60056**.

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

15-Jul-2016



COUNTY:	112.25
ILLINOIS:	224.50
TOTAL:	336.75

08-10-203-008-0000

| 20160601617845 | 0-590-896-448

COOK COUNTY RECORDER OF DEEDS

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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 6/29, 2016:

GRANTOR:

HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, INC., Mortgage Pass-Through Certificates, MANA Series 2007-OAR3

By: Jacqueline S. Michaelson Michael

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

Name: Jacqueline S. Michaelson
Title: Contract Management Coordinator

STATE OF Florida
COUNTY OF Dalton Beach) SS

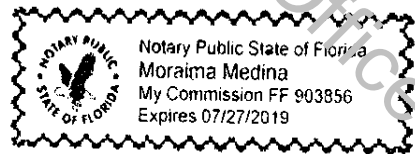
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson personally known to me to be the J. S. Michaelson of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, INC., Mortgage Pass-Through Certificates, MANA Series 2007-OAR3** 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 J. S. Michaelson [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 J. S. Michaelson, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of June, 2016.

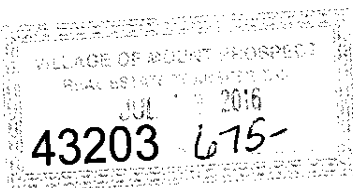
Commission expires 7/27/2019
Notary Public

Moraima Medina
Moraima Medina

SEND SUBSEQUENT TAX BILLS TO:
Ondrej Krempasky and Danuta Krempasky
108 South Audrey Lane
Mount Prospect, IL 60056



POA recorded simultaneously herewith



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Exhibit A
Legal Description

LOT SIXTEEN (16) IN HATLEN HEIGHTS UNIT NO. 3, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 11, 1956, AS DOCUMENT NUMBER 1682004.

Permanent Real Estate Index Number: 08-10-203-008-0000

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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.

Property of Cook County Clerk's Office