

# UNOFFICIAL COPY



Doc#: 1620810079 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/26/2016 02:12 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:

Guadalupe Leonardo Padilla Loza
5044 S. KilPatrick
Chicago, IL 60632

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 6 day of July, 2016, between ARNS Inc., a subsidiary of Altisource Residential, L.P., whose mailing address is C/O Altisource Solutions, Inc., 402 Strand Street, Frederiksted, USVI 00840 hereinafter ("Grantor"), and Guadalupe Leonardo Padilla Loza, A Single Person, whose mailing address is 5044 S. KilPatrick, Chicago, IL 60632 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Fifty-Seven Thousand Forty-Nine Dollars (\$157,049.00), 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 **3820 West Marquette Road, Chicago, IL 60629**.

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

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REAL ESTATE TRANSFER TAX	26-Jul-2016
	CHICAGO: 1,181.25
	CTA: 472.50
	TOTAL: 1,653.75 *

REAL ESTATE TRANSFER TAX	26-Jul-2016
	COUNTY: 78.75
	ILLINOIS: 157.50
	TOTAL: 236.25

19-23-127-058-0000 | 20160701635005 | 0-428-114-752

19-23-127-058-0000 | 20160701635005 | 1-934-589-248

\* 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 July 16, 2016:

GRANTOR:  
ARNS Inc., a subsidiary of Altisource Residential, L.P.,  
By: [Signature]  
By: Altisource Solutions, Inc, as Attorney-In-Fact  
Name: Louguen Hazelton  
Title: Authorized Signor

STATE OF GA )  
COUNTY OF Fulton ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louguen Hazelton, personally known to me to be the Authorized Signor of Altisource Solutions, Inc, as Attorney-In-Fact for ARNS Inc., a subsidiary of Altisource Residential, L.P., 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 Authorized Signor [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 Instrument, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of July, 2016

Commission expires 9/17, 2020  
Notary Public

Yvette D. Mallory

SEND SUBSEQUENT TAX BILLS TO:  
Guadalupe Leonardo Padilla Loza  
5044 S. KilPatrick  
Chicago, IL 60632



Property Clerk's Office

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**Exhibit A**  
Legal Description

THE EAST 16 FEET OF LOT 13 AND ALL OF LOT 14 IN BLOCK 4 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE SOUTH 40 RODS OF THE EAST 100 RODS OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 50 FEET THEREOF FOR RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-23-127-058-0000

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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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