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Doc#: 1622310103 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2016 11:58 AM Pg: 1 of 6

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Gramercy LLC
20650 S Cicero Ave #463
Matteson, IL 60443

SPECIAL WARRANTY DEED

THIS INDENTURE made this 24 day of June, 2016, between Wells Fargo Bank, National Association, as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2007-NC1, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Gramercy LLC, An Illinois Limited Liability Company, whose mailing address is 20650 S Cicero Ave #463, Matteson, IL 60443 (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 1058 East 161st Place, South Holland, IL 60473.

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

SC
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A

REAL ESTATE TRANSFER TAX		10-Aug-2016
	COUNTY:	19.00
	ILLINOIS:	38.00
	TOTAL:	57.00

29-14-316-020-0000 | 20160801642619 | 0-565-367-616

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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 6/24, 2016:

GRANTOR:

Wells Fargo Bank, National Association, as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2007-NC1

By: [Signature]

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

Name: **Jon King**

Title: **Contract Management Coordinator**

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 **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Wells Fargo Bank, National Association, as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2007-NC1** 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 COOPERATION, for the uses and purposes therein set forth.

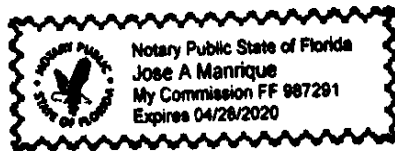
Given under my hand and official seal, this 24 day of JUNE, 2016

Commission expires , 20
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Gramercy LLC
20650 S Cicero Ave #463
Matteson, IL 60443

[Signature]
Jose A. Manrique Notary

POA recorded simultaneously herewith



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Exhibit A Legal Description

LOT 11 IN BLOCK 12, IN THE FIRST ADDITION TO PACESETTER PARK, HARRY M. QUINN MEMORIAL SUBDIVISION, A SUBDIVISION OF BLOCK 8 IN PACESETTER PARK, A SUBDIVISION OF PART OF LOT 3 IN TYS GOUWENS SUBDIVISION AND PART OF LOT 14 IN SUBDIVISION OF LOT 4 IN TYS GOUWENS SUBDIVISION IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO PART OF LOT 2 IN TYS GOUWENS SUBDIVISION IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-14-316-020-0000

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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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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Wells Fargo**
Mailing Address: **1661 Worthington Rd Suite 100. West Palm Beach, FL**
Telephone No.: **312.263.0003**
Attorney or Agent: **Potestivo & Associates**
Telephone No.: **312.263.0003**
Fax No. **248.267.3070**
Property Address: **1058 E 161st Pl.**
South Holland, IL 60473
Property Index Number (PIN): **29-14-316-020-0000**
Water Account Number: **0450134003**
Date of Issuance: **7/19/2016**

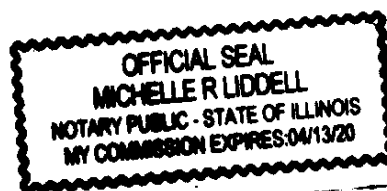
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on July 19, 2016 by
Michelle R Liddell.

Michelle R Liddell
(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Vecovine 7/19/2016
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.