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Doc#: 1623210014 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 08/19/2016 09:30 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates	, PC
Caitlin E. Cipri	<del>Ox</del>
223 W. Jackson Blvd.,	Suite (10)
Chicago, IL 60606	

After Recording Return To:

Jeffrey Hays	
757 Cheyenne Court	
Elgin, IL 60123	

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of 20 between Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-3, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1651 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Jeffrey Hays - A Single Person, whose mailing address is 757 Cheyenne Court, Elgin, IL 60123 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Eighty-Two Thousand Eight Hundred Fifty-Four Dollars (\$82,854.00), 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 1013 Saxon Court, Unit 25b1-2, Elgin, IL 60120.

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 matters set forth on Exhibit B.

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1623210014D Page: 2 of 5

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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.

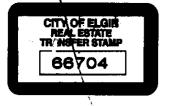
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY

# UNOFFICIAL COPY

Executed by the undersigned on	<del>7/21</del> , 2016:	
GR	/ RANTOR:	
		Company, as Indenture Trustee
	American Home Mortgage	
Ву	7.7	7)
Ву	: Ocwen Loan Servicing, LI	C, as Attorney-In-Fact
Na	me: Guirlene Dolcine	
Tit	:le: Contract Management Coordinator	
	•	
002		
STATE OF Kirmda	_ )	
COUNTY OF TOLIN PLACE	A) SS	
I, the undersigned, a Notary Public CERTIFY that Guirlene Dol sin	in and for said County, in the	he State aforesaid, DO HEREBY
Ocwen Loan Servicing, LLC, a	s Atomov-In-Fact for Doub	sche Rank National Trust
Company, as Indenture Truste		
and personally known to me to be		
instrument, appeared before me t	his day in person and acknowl	ledged that as such
Contract Management Coordinator [HE] [SHE]	signed and delivered the instr	rument as [HIS] [HER] free and
voluntary act, and as the free and	voluntary act and deed of said	Contract Management Coordinator , for
the uses and purposes therein set	forth.	
Given under my hand and	l official seal, this <u>/</u> day o	of July, 20/6
Commission expires, 20_ Notary Public	<u>-</u>	A.Ramos
SEND SUBSEQUENT TAX BIL	LLS TO:	
Jeffrey Hays		Note: y Tuillic State of Florida
757 Cheyenne Court		A Raines My Comm syn FF 903858
Elgin, IL 60123		Expires 07/2//2019
		*************

POA recorded on 07-05-2014 as Instrument No: 1412715021



REAL ESTATE	TRANSFER T	AX	18-Aug-2016
	Times.	COUNTY:	41.50
25%		ILLINOIS:	83.00
		TOTAL:	124.50
06-19-210	)-020-1227	20160601625391	1-612-712-768

1623210014D Page: 4 of 5

## **UNOFFICIAL COPY**

## Exhibit A Legal Description

UNIT NUMBER 25 B1-2 IN OAKWOOD HILLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES: CERTAIN LOTS IN "FINAL PLAT" OAKWOOD HILLS UNIT 1, OAKWOOD HILLS UNIT 2 AND OAKWOOD HILLS UNIT 3 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 19, ALL IN TOWNSHIP 41 SECTION 18 AND PART OF THE NORTH 1/2 OF SECTION 19, ALL IN TOWNSHIP 41 NORTH, PALIGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 26, 1993 AS DOCUMENT NUMBER 93401383; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AWENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 06-19-210-020-1227

RECORDER OF DEEDS
SCANNED BY

1623210014D Page: 5 of 5

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#### Exhibit B

### Permitted Encumbrances

- The lien of taxes and assessments for the current year and subsequent years; 1.
- Matters that would be shown by an accurate survey and inspection of the property; 2.
- All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other 3. matters of record, to the extent valid, subsisting and enforceable;
- Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings 4. located increan, their construction and uses, in force on the date hereof (if any such exist);
- All roads and legal nighways; 5.
- Rights of parties in possession (if any); and 6.
- Any licenses, permits, authorizations or similar items (if any) in connection with the 7. conduct of any activity upon the property.

