

# UNOFFICIAL COPY





Doc#: 1623210028 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2016 10:02 AM 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:**


Mark Hunter  
5045 South Laflin Street  
Chicago, IL 60609

REAL ESTATE TRANSFER TAX	18-Aug-2016
	COUNTY: 71.50
	ILLINOIS: 143.00
	TOTAL: 214.50
20-11-400-019-1001	20160801644527   1-057-436-480

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 27 day of July, 2016, between Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Delta Funding Home Equity Loan Trust 1998-1, whose mailing address is C/O Cowen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Mark Hunter, A Single Person, whose mailing address is 5045 South Laflin Street, Chicago, IL 60609 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Forty-Two Thousand Five Hundred Nine Dollars (\$142,509.00), 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 1221 East Hyde Park Blvd Unit#1, Chicago, IL 60615.

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	18-Aug-2016
	CHICAGO: 1,072.50
	CTA: 429.00
	TOTAL: 1,501.50 *

20-11-400-019-1001 | 20160801644527 | 1-155-003-200

\* Total does not include any applicable penalty or interest due.

SC  
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CCRD REVIEW

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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  
RECORDS OF DEEDS  
SPRINGFIELD, ILL.

Cook County Clerk's Office

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Executed by the undersigned on 7/27, 2016:

**GRANTOR:**

**Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Delta Funding Home Equity Loan Trust 1998-1**

By: Jacqueline S. Michaelson

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

Name: Jacqueline S. Michaelson

Title: Contract Management Coordinator

Property  
COUNTY OF PAULSMISSISSIPPI

STATE OF FLORIDA,

COUNTY OF PAULSMISSISSIPPI

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 Jacqueline S. Michaelson of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Delta Funding Home Equity Loan Trust 1998-1** 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 Jacqueline 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 Jacqueline S. Michaelson, for the uses and purposes therein set forth.

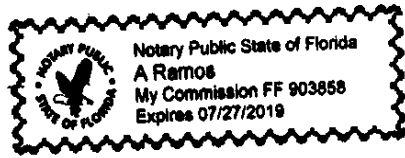
Given under my hand and official seal, this 27 day of July, 2016.

Commission expires           , 20            
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
**Mark Hunter**  
5045 South Laflin Street  
Chicago, IL 60609

A. Ramos  
A. Ramos

POA recorded simultaneously herewith



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## Exhibit A Legal Description

UNIT 1 IN KIMBARK CROSSING CONDOMINIUM, AS DELINEATED ON SURVEY OF LOTS 1 AND 2 AND THE NORTH 43.50 FEET OF LOT 3 IN HENDERSON'S SUBDIVISION OF BLOCK 10 IN KIMBARK'S ADDITION TO HYDE PARK, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER AGREEMENT DATED AUGUST 26, 1977, AND KNOWN AS TRUST NUMBER 37733 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24164279, TOGETHER WITH AN UNDIVIDED 4.02 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-11-400-019-1001

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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