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1625310111 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/09/2016 01:26 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates. PC
Caitlin E. Cipri
223 W. Jackson Blvd., Su te 519
Chicago, IL 60606
223 W. Jackson Blvd., Su te 510

Chicago, IL 60606	
After Recording Return To:	0
Martin Cisneros	
1348 Harvey Avenue	
Berwyn, IL 60402	
	4/

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 26 day of Janua 4, 2016, between Bank of America, National Association, whose mailing address is C/o Shell point Mcrtcage Servicing, 55 Beattie Place, Greenville SC 29601 hereinafter ("Grantor"), and Martin Cisneros, A Married Person, whose mailing address is 1348 Harvey Avenue, Berwyn, IL 60402 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in considerat on of the sum of One Hundred Forty One Thousand Three Hundred Seventy Four Dollars (\$147,374.00), 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 1348 Harvey Avenue, Berwyn, IL 60402.

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.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other

REAL ESTATE TRANSFER "AX



70.75 COUNTY: 141 50 ILLINOIS: TOTAL:

09-Sep-2016

16-20-1:09-032-0000

20160701634198 0-569-957-184

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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.

alf of the County Clark's Office

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# **UNOFFICIAL COPY**

Executed by the undersigned on January 26, 20	016: %
GRANTOR:	
	National Association
By: ( AGA	
	ncial, LLC d/b/a Shellpoint Mortgage
Servicing, as attorn	,
Name: Jason Yo	
Title:	463
Title. $\nabla P$	
STATE OF SC )	
STATE OF SC ) SS COUNTY OF Greenile )	
<i>y</i>	
I, the undersigned, a Notary Fublic in and for said	County, in the State aforesaid, DO HEREBY
CERTIFY that Jason Yat-s personally know	own to me to be the of New
Penn Financial, LLC d/b/a Shellı oint Mortgage Ser	vicing, as attorney-in-fact for Bank of
America, National Association an 1 personally kn	
is subscribed to the foregoing instrument, appeared	
acknowledged that as such	[E] [SHE] signed and delivered the instrument
as [HIS] [HER] free and voluntary act, and (s the	
Jason Yates , for the uses and purp os	
Given under my hand and official seal, this	day of <u>January</u> , 2016
, ,	
Commission expires 10/23/2025 Notary Public Susan J. Kin	The state of the s
Notary Public 0 //	THE THE PARTY OF T
Susan & Kin	and 15
SEND SUBSEQUENT TAX BILLS TO:	NOTARY \
Martin Cisneros	<b>V</b>
1348 Harvey Avenue	SUSAN J. KINARD Notary Public, State of South Carolina
Berwyn, IL 60402	My Commission Expires 10/23/2025
APOL IT JULY ALL OUTON	My Commission Expires 10/23/2025

POA recorded on May 28, 2014 as Instrument No: 1414819112

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#### Exhibit A Legal Description

LOT 15 IN BLOCK 6 IN WALLECK'S SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE EAST 1/4 THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-20-109-032-0000

Property of Cook County Clark's Office

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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;
- 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 (por the property.