

# UNOFFICIAL COPY

This Document Prepared By:

Potestivo & Associates, P.C.

Caitlin E Cipri

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

After Recording Return To:

Emad Abed

7907 South Nordica Ave

Burbank, Illinois 60459



\*163634405310\*

Doc# 1636344053 Fee \$46.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

LAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2016 12:17 PM PG: 1 OF 5

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 8 day of December, 2016 between **Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WLL1**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Emad Abed, A Married Person**, whose mailing address is **7907 South Nordica Ave, Burbank, IL 60459** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Sixty-Seven Thousand One Hundred Seventy-Nine Dollars and 00/100 (\$67,179.00), 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 **3527 West 79th Place, Chicago, IL 60652-1431**.

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 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.

CCRD REVIEWER

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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

**COOK COUNTY  
RECORDER OF DEEDS**

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Executed by the undersigned on 12/8, 2016:

GRANTOR:

Wells Fargo Bank, National Association, as Trustee for  
Park Place Securities, Inc., Asset-Backed Pass-  
Through Certificates, Series 2005-WLL1

By: [Signature]

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

Name: **Guirlene Dolcine**

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 **Guirlene Dolcine** personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WLL1 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 Contract Management Coordinator, for the uses and purposes therein set forth.

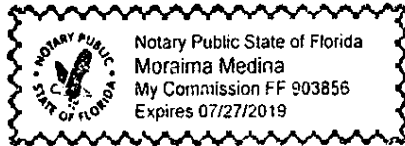
Given under my hand and official seal, this 8 day of December, 2016

Commission expires —, 20—  
Notary Public

Moraima Medina

Moraima Medina

SEND SUBSEQUENT TAX BILLS TO:  
**Emad Abed**  
7907 South Nordica Ave  
Burbank, IL 60459



POA recorded on July 14, 2014 as Instrument No: 1419550259

REAL ESTATE TRANSFER TAX		28-Dec-2016
	CHICAGO:	506.25
	CTA:	202.50
	TOTAL:	708.75

REAL ESTATE TRANSFER TAX		28-Dec-2016
	COUNTY:	33.75
	ILLINOIS:	67.50
	TOTAL:	101.25

19-35-201-008-0000 | 20161201697135 | 1-921-210-560  
\* Total does not include any applicable penalty or interest due.

19-35-201-008-0000 | 20161201697135 | 1-138-361-536

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**Exhibit A**  
Legal Description

LOT 817 IN SOUTHWEST HIGHLANDS AT 79TH AND KEDZIE UNIT NUMBER 3, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT LAND DEEDED TO RAILROAD AND EXCEPT STREETS HERETOFORE DEDICATED) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-35-201-008-0000

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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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