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Doc# 1700522086 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/05/2017 11:38 AM PG: 1 OF 5

This Document Prepared By:

Potestivo & Associates, P.C.
Caitlin E Cipri
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Syed Moizuddin and Sameena Parveen
2061 Wood Street
Inverness, Illinois 60067

SPECIAL WARRANTY DEED

THIS INDENTURE made this 19 day of December, 2016, between **RESI REO Sub, LLC**, whose mailing address is **402 Strand Street, Frederiksted, VI 00840** hereinafter ("Grantor"), and **Syed Moizuddin and Sameena Parveen, Husband and Wife, as Joint Tenants with Rights of Survivorship**, whose mailing address is **2061 Wood Street, Inverness, IL 60067** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Six Hundred Four Thousand One Hundred Sixty-Four Dollars and 00/100 (\$604,164.00), 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 **2061 Wood Street, Inverness, IL 60067**.

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 REVIEW A

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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

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Executed by the undersigned on December 19, 2016:

GRANTOR:
RESI REO Sub, LLC
By: ARNS, Inc., its Manager
By: Altisource Residential, L.P., its Sole Shareholder
By: [Signature] Attorney in Fact
Name: Yvette B. Malilay

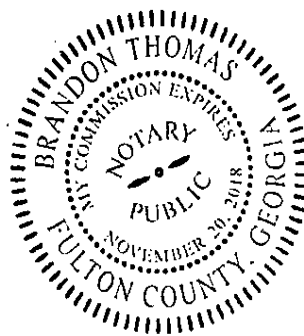
STATE OF GA | SS
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yvette B Malilay personally known to me to be **the Attorney in Fact Altisource Residential, L.P. for RESI REO Sub, LLC** 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 attorney in fact [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 attorney in fact, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of December, 2016

[Signature]
Commission expires 11/20/2018
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Syed Moizuddin and Sameena Parveen
2061 Wood Street
Inverness, IL 60067



POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX 05-Jan-2017



COUNTY: 302.25
ILLINOIS: 604.50
TOTAL: 906.75

02-17-309-010-0000 | 20161101686998 | 0-296-002-752

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Exhibit A
Legal Description

LOT 1 IN CHRISTY'S CALALILY SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-17-309-010-0000

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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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