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Doc# 1700918140 Fee \$46.00

PHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 02:45 PM PG: 1 OF 5

1676955 1/2

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

This Document Prepared By:

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

After Recording Return To:

Integrity Capital Investments, INC
1720 Oak Ave 801A
Evanston, Illinois 60201

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 27 day of Dec, 2016, between **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-A, Mortgage-Backed Certificates, Series 2005-A**, whose mailing address is **C/o Owen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Integrity Capital Investments Inc, An Illinois Corporation**, whose mailing address is **1720 Oak Ave 801A, Evanston, IL 60201** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Seventy-Six Thousand Nine Hundred Four Dollars and 00/100 (\$176,904.00), 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 **5335 North Northwest Hwy, Chicago, IL 60630**.

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.

S Y  
P 5  
S ✓  
SC Y  
INT ✓

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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.

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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Executed by the undersigned on 12-27, 2016:

GRANTOR:

**HSBC Bank USA, National Association, as Trustee for  
Fremont Home Loan Trust 2005-A, Mortgage-Backed  
Certificates, Series 2005-A**



By: Rafael Gonzalez

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

Name: **Rafael Gonzalez**

Title: **Contract Management Coordinator**

STATE OF FL | SS  
COUNTY OF Palm Beach

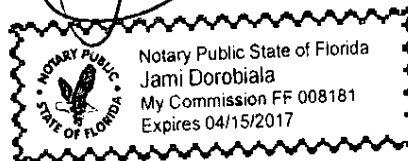
REAL ESTATE TRANSFER TAX		09-Jan-2017
		COUNTY: 88.50
		ILLINOIS: 177.00
		TOTAL: 265.50
13-08-223-020-0000		20161101683102   0-183-755-968

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rafael Gonzalez personally known to me to be the \* of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-A, Mortgage-Backed Certificates, Series 2005-A** 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 \* (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 \*, for the uses and purposes therein set forth.

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


Commission expires       , 20        
Notary Public

Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:  
**Integrity Capital Investments Inc**  
1720 Oak Ave 801A  
Evanston, IL 60201

POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		02-Jan-2017
	CHICAGO:	1,327.50
	CTA:	531.00
	TOTAL:	1,858.50 *
13-08-223-020-0000		20161101683102   0-341-047-488

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

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**Exhibit A**  
Legal Description

LOT 52 AND LOT 51 (EXCEPT THE NORTHWEST 16 2/3 FEET) IN BLOCK 4 IN C.N. LOUCK'S ADDITION TO JEFFERSON PARK BEING A SUBDIVISION OF BLOCKS 5 AND 6 IN OLIVER H. HORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-08-223-020-0000

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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.