

# UNOFFICIAL COPY

This Document Prepared By:

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223 W Jackson Blvd., Suite 610
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After Recording Return To:

Mary Smith
6251 Birmingham St
Chicago Ridge, Illinois 60415



Doc# 1701244039 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/12/2017 12:52 PM PG: 1 OF 5

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 16 day of NOV, 2016, between **MRF Illinois One, LLC**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Mary Smith, A Single Person**, whose mailing address is **6251 Birmingham St, Chicago Ridge, IL 60415** hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Seventy-Three Thousand Seven Hundred Sixty-Nine Dollars and 00/100 (\$173,769.00), 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 **9100 South 87th Avenue, Hickory Hills, IL 60457**.

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.

This conveyance is made subject to all matters set forth on Exhibit B.

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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 11/16, 2016:

GRANTOR:

MRF Illinois One, LLC

By: Jacqueline S. Michaelson

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

Name: **Jacqueline S. Michaelson**

Title: **Contract Management Coordinator**

STATE OF FLORIDA  
COUNTY OF DALL SS

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 MRF Illinois One, 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 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.

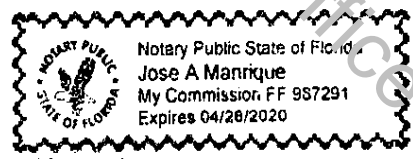
Given under my hand and official seal, this 16 day of NOV, 2016.

Commission expires     , 20      
Notary Public

Jose A. Manrique

SEND SUBSEQUENT TAX BILLS TO:  
**Mary Smith**  
**6251 Birmingham St**  
**Chicago Ridge, IL 60415**

Jose A. Manrique



POA recorded on November 13, 2014 as Instrument No: 1431715008

REAL ESTATE TRANSFER TAX		12-Jan-2017
	COUNTY:	87.00
	ILLINOIS:	174.00
	TOTAL:	261.00

23-02-311-010-0000 | 20161201690634 | 1-566-786-752

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**Exhibit A**  
Legal Description

LOT 156 IN COEY'S WESTERN SUBDIVISION SECOND ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 23-02-311-010-0000

COOK COUNTY  
RECORDER OF DEEDS

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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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