

# UNOFFICIAL COPY



Doc# 1705419039 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 10:56 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:

DAVID M. AKERS, Trustee under the Akers Survivor's Trust Dated December 29, 2007
30 E. Lucas Dr.
Palos Hills, Illinois 60465

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 1<sup>st</sup> day of February, 2017, between U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX8, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and DAVID M. AKERS, Trustee, under the Akers Survivor's Trust Dated December 29, 2007, whose mailing address is 30 E. Lucas Dr., Palos Hills, IL 60465 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ninety-One Thousand Two Hundred Fourteen Dollars and 00/100 (\$91,214.00), 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 9302 S Albany Ave, Evergreen Park, IL 60805.

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.

*Bm*

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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 February 7, 2017:

GRANTOR:

**U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX8**

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

Name: **Thania Nunez**  
Title: **Contract Management Coordinator \***

Property of Ocwen

STATE OF Florida  
COUNTY OF Palm Beach SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thania Nunez, personally known to me to be the \* of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX8** 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 7<sup>th</sup> day of February, 2017

Commission expires     , 20      
Notary Public

Rafael Gonzalez  
**Rafael Gonzalez**



SEND SUBSEQUENT TAX BILLS TO:  
**DAVID M. AKERS**  
Trustee, under the Akers Survivor's Trust Dated December 29, 2007  
30 E. Lucas Dr.  
Palos Hills, IL 60465

POA recorded 3/10/2015 as Instrument No: 1506939022

**No. 3540**  
Village of Evergreen Park  
\$ 457.00  
Angela Khoury  
**Real Estate Transaction Stamp**

REAL ESTATE TRANSFER TAX		23-Feb-2017
COUNTY:		45.75
ILLINOIS:		91.50
TOTAL:		137.25
24-01-316-057-0000   20170101606321   1-447-686-848		

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**Exhibit A**  
Legal Description

LOT 2 IN SIERT'S WIERSEMA'S RESUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 3 IN EVERGREEN PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-01-316-057-0000

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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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