

# UNOFFICIAL COPY



loc# 1706810280 Fee \$46.00

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

AREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 02:28 PM 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:

Rocio Miranda
224 Dickens Trl
Elgin, Illinois 60120

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of JAN, 2017, between **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Rocio Miranda, A Married Person**, whose mailing address is **224 Dickens Trl, Elgin, IL 60120** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ninety-Three Thousand Three Hundred Four Dollars and 00/100 (\$93,304.00), 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 **111 South Caryl Avenue, Northlake, IL 60164-2560**.

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.

COOK COUNTY RECORDER OF DEEDS  
AREN A. YARBROUGH  
03/09/2017

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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 1-18, 2017:

GRANTOR:

**HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D**

By: *Rafael Gonzalez*

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

Name: **Rafael Gonzalez**

Title: **Contract Management Coordinator \***

STATE OF FL  
COUNTY OF Palm Beach SS

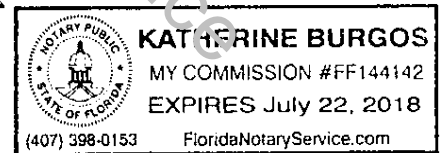
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rafael Gonzalez, personally known to me to be the \* of **Ocwen Loan Servicing, LLC as Attorney-In-Fact for HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D** 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 18 day of January, 2017

Commission expires —, 20—  
Notary Public

*Katherine Burgos*  
Notary

SEND SUBSEQUENT TAX BILLS TO:  
**Rocio Miranda**  
**224 Dickens Trl**  
**Elgin, IL 60120**

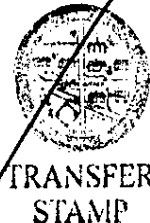


POA recorded on May 30, 2014, as Instrument No: 1415054136

**CITY OF NORTHLAKE**

REAL ESTATE TRANSFER TAX		09-Mar-2017	
COUNTY:	46.75	ILLINOIS:	93.50
TOTAL:	140.25		

15-05-113-004-0000 | 20170201609131 | 0-640-895-680



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**Exhibit A**  
Legal Description

LOT 4 IN BLOCK 9 IN MIDLAND DEVELOPMENT COMPANY NORTH LAKE VILLAGE  
BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 5,  
TOWNSHIP 39 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-05-113-004-0000

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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, authorization, or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office