

# UNOFFICIAL COPY



Doc# 1707319038 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2017 11:37 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:

Trend's Destination LLC

7836 Yates

Chicago, Illinois 60649

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 9 day of march, 2017, between **U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust 2004-6, Mortgage Backed Notes**, whose mailing address is **c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Trend's Destination LLC, An Illinois Limited Liability Company**, whose mailing address is **7836 Yates, Chicago, IL 60649** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty Three Thousand Six Hundred Four Dollars and 00/100 (\$23,604.00), 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 **7818 South Jeffery Ave, Chicago, IL 60649-5029**.

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.



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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 march 9, 2017:

GRANTOR:

U.S. Bank National Association, as Trustee for the  
registered holders of Aegis Asset Backed Securities  
Trust 2004-6, Mortgage Backed Notes

By: M. Rivera

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

Name: Moraima Rivera

Title: \* Contract Management Coordinator

STATE OF Florida SS

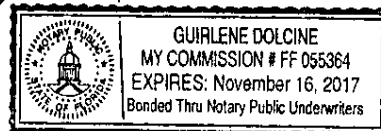
COUNTY OF Palm Beach

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that Moraima Rivera 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 the  
registered holders of Aegis Asset Backed Securities Trust 2004-6, Mortgage Backed Notes 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 9 day of march, 2017

Commission expires 11/16, 2017  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
Trend's Destination LLC  
7836 Yates  
Chicago, IL 60649



POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		14-Mar-2017
	CHICAGO:	180.00
	CTA:	72.00
	TOTAL:	252.00 *

20-25-331-022-0000 | 20161201697133 | 1-533-434-560

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

REAL ESTATE TRANSFER TAX		14-Mar-2017
	COUNTY:	12.00
	ILLINOIS:	24.00
	TOTAL:	36.00
20-25-331-022-0000   20161201697133   1-199-610-560		



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## Exhibit A

### Legal Description

LOT SEVEN (7) IN BLOCK THIRTY TWO (32) IN SOUTHFIELD, BEING A SUBDIVISION OF BLOCKS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY TWO (22), TWENTY THREE (23), TWENTY FOUR (24), TWENTY SIX (26), TWENTY SEVEN (27), TWENTY EIGHT (28), TWENTY NINE (29), THIRTY (30), THIRTY ONE (31), AND THIRTY TWO (32) IN JAMES STINSON'S SUBDIVISION OF THE EAST GRAND CROSSING IN THE SOUTHWEST 1/4 OF SECTION TWENTY FIVE (25), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-25-331-022-0000

Property of Cook County Clerk's Office



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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.