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Doc# 1710329034 Fee \$46.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2017 11:16 AM PG: 1 OF 5

This Document Prepared By:

Potestivo & Associates, P.C.

Kimberly Goodell

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

After Recording Return To:

Bortak, Inc

672 Carriageway Dr

Buffalo Grove, IL 60089

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of march, 2017, between **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4**, whose mailing address is **c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Bortak, Inc, An Illinois Corporation**, whose mailing address is **672 Carriageway Dr, Buffalo Grove, IL 60089** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Twenty-Nine Thousand Eight Hundred Seventy-Nine Dollars and 00/100 (\$129,879.00), 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 **740 South Dennis Road, Wheeling, IL 60090**.

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

REAL ESTATE TRANSFER TAX

13-Apr-2017



COUNTY:	65.00
ILLINOIS:	130.00
TOTAL:	195.00

03-10-203-058-0000

| 20170301632341 | 1-850-306-240



Real Estate Transfer Approved

Initials KB Date 3/30/17

VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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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.

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
COOK COUNTY
RECORDER OF DEEDS

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Executed by the undersigned on march 14, 2017:

GRANTOR:

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4

By: M. Rivera

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

Name: Moraima Rivera

Title: ~~*~~Contract Management Coordinator

STATE OF Florida

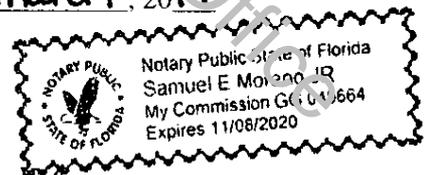
SS

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 The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4 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 14 day of march, 2017

Commission expires , 20
Notary Public



Samuel E Moreno Jr Samuel E Moreno Jr

SEND SUBSEQUENT TAX BILLS TO:
Bortak, Inc
672 Carriageway Dr
Buffalo Grove, IL 60089

POA recorded simultaneously herewith

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Exhibit A

Legal Description

LOT 31 IN BLOCK 10 IN DUNHURST SUBDIVISION UNIT NO 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY 06-16-1955 AS DOCUMENT LR1602023, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-10-203-058-0000

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.

Property of Cook County Clerk's Office