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1711716043D

Doc# 1711716043 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/27/2017 11:33 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:

Positive Development LLC

5315 N Clark 317

Chicago, Illinois 60640-2113

SPECIAL WARRANTY DEED

THIS INDENTURE made this 20 day of April, 2017, between **Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance HEL Trust 2003-3**, whose mailing address is **C/O Ocwen Loan Servicing LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Positive Development LLC, An Wyoming Limited Liability Company** whose mailing address is **5315 N Clark 317, Chicago, IL 60640-2113** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Four Thousand Nine Hundred Ninety-Nine Dollars and 00/100 (\$54,999.00), 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 **8057 South Campbell Avenue, Chicago, IL 60652**.

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

CCRD REVIEW

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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

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Executed by the undersigned on April 20, 2017:

GRANTOR:

Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance HEL Trust 2003-3

By: Samuel Moreno JR

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

Name: **Samuel Moreno JR**

Title: **Contract Management Coordinator**

STATE OF FLORIDA

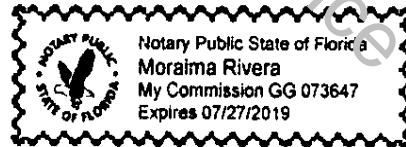
COUNTY OF Palm Beach

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samuel Moreno JR, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance HEL Trust 2003-3** 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 Contract Management Coordinator **(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 Contract Management Coordinator, for the uses and purposes therein set forth.


Given under my hand and official seal, this 20 day of April, 2017



Commission expires _____, 20____
Notary Public



SEND SUBSEQUENT TAX BILLS TO: M. Rivera Moraima Rivera
Positive Development LLC
5315 N Clark 317
Chicago, IL 60640-2113

POA recorded 7/18/2016 as Instrument No: 0233533 ✓

REAL ESTATE TRANSFER TAX	27-Apr-2017	
	CHICAGO:	412.50
	CTA:	165.00
	TOTAL:	577.50 *

REAL ESTATE TRANSFER TAX	27-Apr-2017	
	COUNTY:	27.50
	ILLINOIS:	55.00
	TOTAL:	82.50

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Exhibit A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO, AND DESCRIBED AS FOLLOWS:

LOT 20 IN BLOCK 3 IN FIRST ADDITION TO HINKAMP AND COMPANY'S WESTERN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF BEING FOR RAILROAD AND EXCEPT THAT PART THEREOF TAKEN FOR WIDENING WESTERN AVENUE AND 79TH STREET) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-36-214-019-0000

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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.

Property of Cook County Clerk's Office