

# UNOFFICIAL COPY

Doc#: 1712249118 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2017 10:52 AM Pg: 1 of 7

## SPECIAL WARRANTY DEED

Dec ID 20170401644586  
ST/CO Stamp 0-942-931-648 ST Tax \$112.00 CO Tax \$56.00

The above space for recorder's use only

*01146-44458 Y, et*

**THE GRANTOR**, GFT Property Holdings III, LLC, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEYS** to:

Jose C. Sanchez, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 1517 S. 61st Avenue, Cicero, Illinois 60804 *-Grantor's address*

PIN: 16-20-129-009

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2016 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 25 day of April, 2017.

GFT Property Holdings III, LLC by  
Fay Servicing, LLC as attorney in fact.

**STEWART TITLE**  
800 E. Diehl Road  
Suite 180  
Naperville, IL 60563

By: *[Signature]*  
Name: Daren Perez  
Its: REC VP for Fay Servicing, LLC

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\*This page for stamps only\*

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REAL ESTATE TRANSFER TAX		02-May-2017	
COUNTY:	56.00	ILLINOIS:	112.00
TOTAL:	168.00		
16-20-129-009-0000		20170401844586   0-942-931-648	

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_ for Fay Servicing, LLC

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Town of Cicero

TOWN TAX

Address: 1517 S 61ST AVE  
Date: 04/26/2017  
Stamp #: 2017-0595  
By: ppomas

Real Estate Transfer Tax  
\$1,200.00  
Payment Type: Cash  
Compliance #: 2017-0038C0D9A

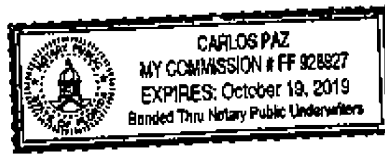
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COUNTY OF Hillsborough }  
} ss.  
STATE OF Florida }

On the 25 day of April, in the year 2017, before me, the undersigned, personally appeared Daren Perez REO VP, an authorized officer of, or authorized signatory for GFT Property Holdings III, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in their capacity, that by their signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

Witness my hand and official seal.

*[Handwritten Signature]*



My commission expires: 10/19/2019

This instrument prepared by:  
Michael Goldhirsh, Esq.  
2107 Magnolia Lane  
Highland Park, Illinois 60035

Mail to AND Send Tax Bill to:

*Jose Sanchez*  
*1517 S 61st Ave*  
*Cicero IL 60804*

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ALTA Commitment (6/17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

Lot 32 in John H. Baker's Resubdivision of the West 1/2 of Block 14 of Mandell and Hyman's Subdivision of the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 20, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST#: 2016047810 03/24/2016 at 03:48 PM  
OFF REC BK: 18129 PG: 1763-1765  
DocType:PA RECORDING: \$27.00

Exhibit "B"

(Space above reserved for Recorder of Deeds certification)

## Limited Power of Attorney

GFT Property Holdings III, LLC

To

Fay Servicing, LLC

Return to:  
Vantage Point Title  
Attention: Default Services  
25400 US 19 North, Suite 135  
Clearwater, FL 33763

Prepared by:  
Joe Biczak  
c/o Fay Servicing, LLC  
440 South LaSalle Street, Suite 2000  
Chicago, IL 60605

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DOCUMENT DRAFTED AND  
RECORDING REQUESTED BY:  
 Fay Servicing, LLC  
 440 South LaSalle Street, Suite 2000  
 Chicago, IL 60605

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

## LIMITED POWER OF ATTORNEY

GFT Property Holdings III, LLC ("GFT") hereby constitutes and appoints Fay Servicing, LLC ("Servicer"), and in its name, as said Attorney-in-Fact, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (6) below; provided however, that no power is granted hereunder to take any action that would be adverse to the interests of GFT. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain REO Properties held by GFT under that certain Flow Servicing Agreement, dated as of November 30, 2015, by and among GFT, the Loan Pool Coordinator party thereto, as applicable, Servicer and Wells Fargo Bank, N.A., as master servicer (the "Servicing Agreement"). Capitalized terms used in this Limited Power of Attorney and not otherwise defined will have the meanings assigned to them in the Servicing Agreement.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by GFT.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend GFT in litigation and resolve any litigation where the Servicer has an obligation to defend GFT.
3. Transact business of any kind regarding the REO Properties, as GFT's act and deed, to contract for, purchase, lease, receive and take possession and evidence of title, and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.
4. Execute bonds, insurance filings and claims, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the REO Properties, including but not limited to the execution of releases, satisfactions, assignments, loan modification agreements, loan assumption agreements, subordination agreements, property adjustment agreements, and other instruments pertaining to mortgages or deeds of trust, bills of sale and execution of deeds and associated or related instruments and documents

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necessary, if any, conveying or encumbering the REO Property or to effect the conveyance or release of an encumbrance on the REO Property, in the interest of GFT.

- 5. To do any other act or complete any other document that arises in the normal course of servicing or administering the REO Properties in accordance with (i) the servicing standards set forth in the Servicing Agreement and (ii) applicable law.
- 6. Endorse on behalf of GFT all checks, drafts and/or other negotiable instruments made payable to the GFT.

This Limited Power of Attorney is not intended to extend the powers granted to Fay under the Servicing Agreement or to allow Fay to take any action with respect to the REO Properties not authorized by the Servicing Agreement.

Nothing contained herein shall be deemed to amend or modify the respective rights, duties or obligations of the GFT or Servicer under the Servicing Agreement, and nothing herein shall constitute a waiver of any rights or remedies thereunder.

WITNESS my hand and seal this 25th day of February, 2016.

### GFT PROPERTY HOLDINGS III, LLC

By: GFT Acquisitions III, LLC, its sole Member  
By: Fay Investments, LLC, its Managing Member

By: Sara Roberts  
Name: Sara Roberts  
Title: Senior Vice President

### WITNESSES

By: Joe Biczak  
Name: Joe Biczak

By: Pat Morris  
Name: Pat Morris

### ACKNOWLEDGMENT

State of Illinois  
County of Cook

On this 25th day of February, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sara Roberts, known to me to be the Senior Vice President of Fay Investments, LLC, the Managing Member of GFT Acquisitions III, LLC, the sole Member of GFT Property Holdings III, LLC, and also known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that such entity executed the within instrument.

WITNESS my hand and official seal.

Scott E. Stewart  
Notary Public  
My commission expires: 9/26/2018

