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Doc# 1712329025 Fee \$46.00

RHSP FEE: \$9.90 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2017 10:49 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:

Hector Oliva and Maria Oliva
25156 Glen Oaks Lane
Shorewood, Illinois 60404

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15 day of March, 2017, between **HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-FMI**, whose mailing address is **c/o Ocwen Loan Servicing LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Hector Oliva and Maria Oliva, Husband and wife as Joint Tenants with Rights of Survivorship** whose mailing address is **25156 Glen Oaks Lane, Shorewood, IL 60404** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Eight Thousand Five Hundred Fourteen Dollars and 00/100 (\$28,514.00), 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 **427 Merrill Avenue, Calumet City, IL 60409**.

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
COOK COUNTY
RECORDER OF DEEDS

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Executed by the undersigned on march 15, 2017:

GRANTOR:

**HSBC Bank USA, National Association, as Trustee for
ACE Securities Corp. Home Equity Loan Trust, Series
2004-FM1**

By: M. Rivera

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

Title: *** Contract Management Coordinator**

STATE OF Florida | SS

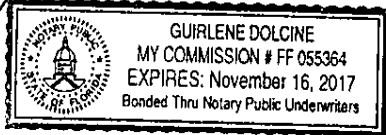
COUNTY OF palm beach

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 HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM1** 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 15 day of march, 2017

Commission expires 11/16 2017
Notary Public

Guirle Dolcine
Guirle Dolcine



SEND SUBSEQUENT TAX BILLS TO:
Hector Oliva and Maria Oliva
25156 Glen Oaks Lane
Shorewood, IL 60404

POA recorded: 2/6/2014 as Instrument No: 1403715040

REAL ESTATE TRANSFER TAX

50916 4/20/17
Calumet City • City of Homes \$ 112

REAL ESTATE TRANSFER TAX		03-May-2017
	COUNTY:	14.50
	ILLINOIS:	29.00
	TOTAL:	43.50
29-12-131-001-0000 20170401634115 0-426-410-432		

REAL ESTATE TRANSFER TAX

50917 4/20/17
Calumet City • City of Homes \$ 112

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Exhibit A
Legal Description

LOT 39 IN BLOCK 16 IN CRYER'S CALUMET CENTER ADDITION TO CALUMET CITY IN SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-12-131-001-0000

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.

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