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1713913020

Doc# 1713913020 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/19/2017 10:24 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:

Thanh Tai Phan
4021 N. Kenneth Ave
Chicago, Illinois 60641

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8 day of May, 2017, between U.S. Bank National Association, as Trustee for MASTR Adjustable Rate Mortgages Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, whose mailing address is C O Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Thanh Tai Phan, Married, taking as separate property, whose mailing address is 4021 N. Kenneth Ave, Chicago, IL 60641 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Three Hundred Sixty-Two Thousand Five Hundred Forty-Four Dollars and 00/100 (\$362,544.00), 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 4720 North Monticello Avenue, Chicago, IL 60625.

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 5/8, 2017:

GRANTOR:

U.S. Bank National Association, as Trustee for
MASTR Adjustable Rate Mortgages Trust 2007-1,
Mortgage Pass-Through Certificates, Series 2007-1

By: Jacqueline S. Michaelson

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

Name: Jacqueline S. Michaelson JTitle: Contract Management Coordinator AV

STATE OF Florida
COUNTY OF Dade SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J, personally known to me to be the J of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. Bank National Association, as Trustee for MASTR Adjustable Rate Mortgages Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1 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 J [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 J, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of May 2017.

Commission expires 12/02/2017, 2017
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Thanh Tai Phan
4021 N. Kenneth Ave
Chicago, IL 60641

Mei-Ling Whyte Mei-Ling Whyte
Notary Public State of Florida
My Commission GG 053835
Expires 12/02/2017

POA recorded: 10/26/2015 as instrument# 1529915069

REAL ESTATE TRANSFER TAX

19-May-2017



CHICAGO: 2,722.50
CTA: 1,089.00
TOTAL: 3,811.50 *

13-14-105-023-0000 | 20170301619421 | 1-855-828-416

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

REAL ESTATE TRANSFER TAX

19-May-2017



COUNTY: 181.50
ILLINOIS: 363.00
TOTAL: 544.50

13-14-105-023-0000 | 20170301619421 | 2-027-260-352

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Exhibit A

Legal Description

LOT 31 IN BLOCK 2 IN JOHNSTON AND TYDEN'S ADDITION TO WEST RAVENSWOOD, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-14-105-023-0000

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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.