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Doc# 1714216048 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2017 11:47 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:

North-Stone Properties, LLC
2315 N Southport #1
Chicago, Illinois 60614

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8 day of May, 2017, between **MRF Illinois One, LLC**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **North-Stone Properties, LLC, An Illinois Limited Liability Company** whose mailing address is **2315 N Southport #1, Chicago, IL 60614** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ninety-Three Thousand Three Hundred Four Dollars and 00/100 (\$93,304.00), 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 **1738 North Leclair Avenue, Chicago, IL 60639**.

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.

This conveyance is made subject to all matters set forth on Exhibit B.

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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:

MRF Illinois One, LLC

By: Rafael Gonzalez

By: Ocwen Loan Servicing, LLC as attorney in-fact

Name: **Rafael Gonzalez**

Title: **Contract Management Coordinator** *

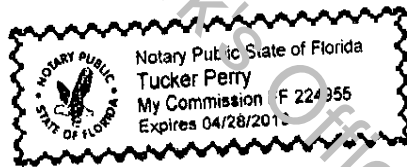
STATE OF FL
COUNTY OF Palm Beach SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rafael Gonzalez, personally known to me to be the * of Ocwen Loan Servicing, LLC as attorney in-fact for MRF Illinois One, LLC 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 8 day of May, 2017

Commission expires , 20
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
North-Stone Properties, LLC
2315 N Southport #1
Chicago, IL 60614



Tucker Perry

POA recorded 11/13/2014 as Instrument No: 1431715008

Tucker Perry

REAL ESTATE TRANSFER TAX		22-May-2017
	CHICAGO:	701.25
	CTA:	280.50
	TOTAL:	981.75 *

13-33-412-050-0000 | 20170501652271 | 0-376-637-888

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

REAL ESTATE TRANSFER TAX		22-May-2017
	COUNTY:	46.75
	ILLINOIS:	93.50
	TOTAL:	140.25

13-33-412-050-0000 | 20170501652271 | 0-535-923-136

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Exhibit A

Legal Description

LOT 51 IN BLOCK FIVE 5 IN CRAGIN BEING CHARLES S. HOSMER'S SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-33-412-050-0000

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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