

UNOFFICIAL COPY



17170160381

Doc# 1717016038 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2017 11:53 AM PG: 1 OF 5

This Document Prepared By:

Potestivo & Associates, P.C.
Caitlin E Cipri
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60605

After Recording Return To:

Hamani Greene
5350 White Oak Ave. Apt #114
Encino, California 91316

SPECIAL WARRANTY DEED

THIS INDENTURE made this 16 day of May, 2017, between The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of The JPMorgan Chase Bank, National Association as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2004-BC4, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Hamani Greene, Married, Taking as Separate Property whose mailing address is 5350 White Oak Ave Apt #114, Encino, CA 91316 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty-Six Thousand Eight Hundred Seventy-Four Dollars and 00/100 (\$36,874.00), 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 **21968 Richton Road, Richton Park, IL 60471-1323.**

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

REAL ESTATE TRANSFER TAX 19-Jun-2017



COUNTY:	18.50
ILLINOIS:	37.00
TOTAL:	55.50

31-26-300-019-0000 | 20170601669906 | 0-214-714-816

ROK

UNOFFICIAL COPY

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.

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

UNOFFICIAL COPY

Exhibit A Legal Description

THAT PART OF LOT 23 OF THE COUNTY CLERK'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE 885.73 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 26 AND 403 FEET EAST OF THE WEST LINE OF SAID SECTION 26, RUNNING THENCE NORTH ALONG A LINE 403 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 26 FOR A DISTANCE OF 105.13 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 26, A DISTANCE OF 184 FEET, THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SECTION 26, A DISTANCE OF 105.25 FEET; THENCE EAST ALONG A STRAIGHT LINE (SAID LINE BEING PARALLEL AND 398.0 FEET NORTH OF THE SOUTH LINE OF SAID LOT 23) A DISTANCE OF 184 FEET TO THE POINT OF BEGINNING, IN RICHTON PARK, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 31-26-300-019-0000

Office of Cook County Clerk's Office

UNOFFICIAL COPY

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