

UNOFFICIAL COPY



Doc# 1718634016 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2017 09:42 AM PG: 1 OF 4

After recording, return to:
SERVICELINK
1200 Cherrington Parkway
Moon Township, PA 15108

Mail tax statements to:
The Secretary of Housing and Urban Development
C/O Information Systems Networks Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

This document prepared by:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 15-10-114-006-0000 and 15-10-114-007-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 15th day of June 2017, by and between **Ocwen Loan Servicing, LLC**, a mailing address of 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, hereinafter referred to as Grantor(s) and **Secretary of Housing and Urban Development**, a mailing address of C/O Information Systems Network Corp., Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107-2420, hereinafter referred to as Grantee(s).

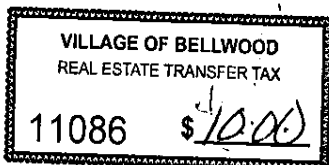
WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 215 24TH AVENUE, BELLWOOD, IL 60104

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Document No. 1714429021, Recorded: 05/24/2017



Bm

UNOFFICIAL COPY

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 1st day of June, 2017.

Ocwen Loan Servicing, LLC

By: [Signature]

Print Name: Kerry Born

Title: Contract Management Coordinator

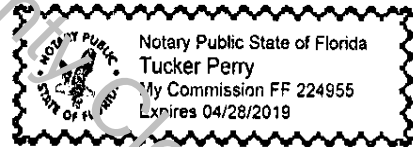
STATE OF Florida
COUNTY OF Palm Beach

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kerry Born as Contract Management Coordinator behalf of Ocwen Loan Servicing, LLC is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 1st day of June, 2017.

[Signature]
Notary Public
My commission expires: _____

Tucker Perry



AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act
6/19/17
Date

[Signature]
Signature of Buyer, Seller or Representative

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF COOK AND STATE OF ILLINOIS,
BEING KNOWN AND DESIGNATED AS:

LOTS 24 AND 25 IN BLOCK 3 IN HENRY C. WILSON'S ADDITION, A SUBDIVISION OF PART OF
SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

PARCEL ID NO. 15-10-114-006-0000 AND 15-10-114-007-0000

PROPERTY COMMONLY KNOWN AS: 215 24TH AVENUE, BELLWOOD, IL 60104

Property of Cook County Clerk's Office

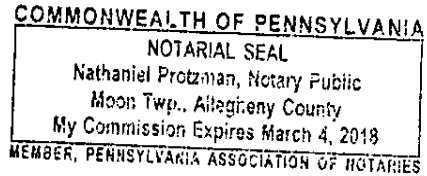
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/31, 20 17 Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before
Me by the said Notary
this 31 day of May,
20 17.

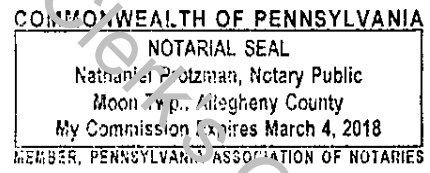


NOTARY PUBLIC *[Signature]*

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 5-31, 20 17 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before
Me by the said Notary
This 31 day of May,
20 17.



NOTARY PUBLIC *[Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)