

# UNOFFICIAL COPY

Doc#: 1720508004 Fee: \$62.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/24/2017 08:34 AM Pg: 1 of 8

## TRUSTEE'S DEED

01146-50738 1 of 1  
KJM

**STEWART TITLE**  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

Dec ID 20170701690935  
ST/CO Stamp 1-454-304-704 ST Tax \$28.50 CO Tax \$14.25  
City Stamp 1-185-869-248 City Tax: \$299.25

The above space for recorder's use only

**THE GRANTOR**, PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEYS** to:

Franklin Associates LLC the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 12714 S. Parnell Avenue, Chicago, Illinois 60628

PIN: 25-33-105-055-0000

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2016 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 13 day of July, 2017.

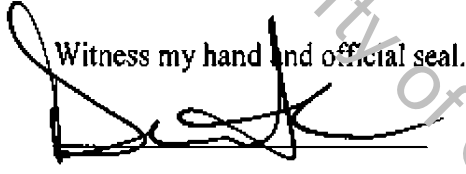
PROF-2013-S3 Legal Title  
Trust II, by U.S. Bank National  
Association, as Legal Title Trustee by Fay  
Servicing, LLC as attorney in fact

By: *S. Nelson*  
Name: Sarah Nelson REO Manager  
Its: Attorney in Fact Fay Servicing, LLC

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COUNTY OF Hillsborough  
STATE OF Florida ) ss.

On the 13 day of July, in the year 2017, before me, the undersigned, personally appeared Sarah Nelson, an authorized officer of, or authorized signatory for PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in their capacity, that by their signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.


Witness my hand and official seal.  




My commission expires: \_\_\_\_\_

| REAL ESTATE TRANSFER TAX  |  | 19-Jul-2017    |               |
|---|--|----------------|---------------|
|  |  | COUNTY:        | 14.25         |
|   |  | ILLINOIS:      | 28.50         |
|   |  | TOTAL:         | 42.75         |
| 25-33-105-055-0000  |  | 20170701690935 | 1-454-304-704 |

This instrument prepared by:  
Michael Goldhirsh, Esq.  
2107 Magnolia Lane  
Highland Park, Illinois 60035

| REAL ESTATE TRANSFER TAX  |  | 19-Jul-2017    |               |
|---|--|----------------|---------------|
|  |  | CHICAGO:       | 213.75        |
|   |  | CTA:           | 85.50         |
|   |  | TOTAL:         | 299.25 *      |
| 25-33-105-055-0000  |  | 20170701690935 | 1-185-869-248 |

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

Mail to AND Send Tax Bill to:  
Franklin Associates LLC  
21200 S. LaGrange  
Suite 219  
Frankfort, IL 60463

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## Exhibit A - Legal Description

Lot 11 and the North 7 1/2 feet of Lot 12 in Block 5 in New Roseland, being a Subdivision of part of fractional Section 33 North of the Indian Boundary Line and part of fractional Section 28 and 33, South of the Indian Boundary Line, all in Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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## Exhibit B.

Document drafted by and  
 RECORDING REQUESTED BY:  
 Fay Servicing, LLC  
 440 South LaSalle Street, Suite 2000  
 Chicago, IL 60605

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

### LIMITED POWER OF ATTORNEY

The trusts identified on the attached Schedule A (the "Trusts"), by and through U.S. Bank National Association, a national banking association organized and existing under the laws of the United States and having an office at 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107, not in its individual capacity but solely as Trustee ("Trustee"), hereby constitutes and appoints Fay Servicing, LLC ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (12) below; provided however, that (a) the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements, (b) all actions taken by Servicer pursuant to this Limited Power of Attorney must be in accordance with Federal, State and Local laws and procedures, as applicable and (c) no power is granted hereunder to take any action that would be either adverse to the interests of or be in the name of U.S. Bank National Association in its individual capacity. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") held by the Trustee. These Loans are secured by collateral comprised of mortgages, deeds of trust, deeds to secure debt and other forms of security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby. Please refer to Schedule A attached hereto.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Trustee in litigation and to resolve any litigation where the Servicer has an

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obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement.

3. Transact business of any kind regarding the Loans, as the Trustee's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.
4. Execute, complete, indorse or file bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, reconveyances, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
6. Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
7. Execute any document or perform any act described in items (3), (4), and (5) in connection with the termination of any Trust as necessary to transfer ownership of the affected Loans to the entity (or its designee or assignee) possessing the right to obtain ownership of the Loans.
8. Subordinate the lien of a mortgage, deed of trust, or deed to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial reconveyances reasonably required for such purpose, and the execution or requests to the trustees to accomplish the same.
9. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
10. Execute and deliver any documentation with respect to the sale, maintenance, preservation, renovation, repair, demolition or other disposition, of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: permits, remediation plans or agreements, certifications, compliance certificates, health and safety certifications, listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

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- 11. Servicer has the power to execute additional limited powers of attorney and delegate the authority given to it by U.S. Bank National Association, as Trustee, under the related servicing agreements listed on Schedule A, attached.
- 12. To execute, record, file and/or deliver any and all documents of any kind where Trustee's interest is designated, stated or characterized as "Successor Trustee", "Successor in Interest", "Successor to", "Trustee/Custodian", "Custodian/Trustee" or other similar designation.

Trustee also grants unto Servicer the full power and authority to correct ambiguities and errors in documents necessary to effect or undertake any of the items or powers set forth in items (1) to (12), above.

In addition to the indemnification provisions set forth in the applicable servicing agreements for the Trusts listed on Schedule A, attached, Servicer hereby agrees to indemnify and hold the Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the misuse of this Limited Power of Attorney by the Servicer. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of the Trustee under the related servicing agreements listed on Schedule A, attached.

Witness my hand and seal this 13<sup>th</sup> day of January, 2015.

**NO CORPORATE SEAL**

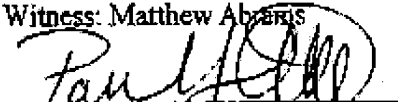
On Behalf of the Trusts, by  
U.S. Bank National Association, as Trustee

  
\_\_\_\_\_  
Witness: Joan Chubb

By:   
\_\_\_\_\_  
Amy B. Byrnes, Senior Vice President

  
\_\_\_\_\_  
Witness: Matthew Abvaris

By:   
\_\_\_\_\_  
Patrick S. MacDonald, Asst. Vice President

  
\_\_\_\_\_  
Attest: Paul J. Ardino, Trust Officer

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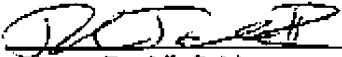
## CORPORATE ACKNOWLEDGMENT

Commonwealth of Massachusetts

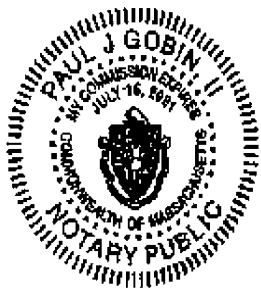
County of Suffolk

On this 13<sup>th</sup> day of January, 2016, before me, the undersigned, a Notary Public in and for said County and Commonwealth, personally appeared Amy B. Byrnes, Patrick S. MacDonald and Paul J. Aretino, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Senior Vice President, Assistant Vice President, and Trust Officer, respectively of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature:   
Paul J. Gobin II

My commission expires: 7/16/2021



Property of County Clerk's Office

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## SCHEDULE A

### NAME OF TRUST:

PROF-2012-S1 Holding Trust I  
 PROF-2013-M4 Grantor Trust I  
 PROF-2013-M4 Grantor Trust II  
 PROF-2013-M4 REMIC Trust I  
 PROF-2013-M4 REMIC Trust II  
 PROF-2013-M4 REMIC Trust III  
 PROF-2013-M4 REMIC Trust IV  
 PROF-2013-M4 REMIC Trust V  
 PROF-2013-M4 REMIC Trust VI  
 PROF-2013-S3 Grantor Trust I  
 PROF-2013-S3 Grantor Trust II  
 PROF-2013-S3 Grantor Trust III  
 PROF-2013-S3 REMIC Trust I  
 PROF-2013-S3 REMIC Trust II  
 PROF-2013-S3 REMIC Trust III  
 PROF-2013-S3 REMIC Trust IV  
 PROF-2013-S3 REMIC Trust V  
 PROF-2013-S3 REMIC Trust VI  
 PROF-2013-S3 REMIC Trust VII  
 PROF-2014-S2 Grantor Trust I  
 U.S. Residential Opportunity Fund Pass Through Trust 2014-1  
 U.S. Residential Opportunity Fund Trust 2014-1  
 PROF-2014-S2 REMIC Trust I  
 PROF-2014-S2 REMIC Trust II  
 PROF-2014-S2 REMIC Trust III  
 SROF-2013-M4 REMIC Trust I  
 SROF-2013-M4 REMIC Trust II  
 SROF-2013-M4 REMIC Trust III  
 SROF-2013-S3 REMIC Trust I  
 SROF-2013-S3 REMIC Trust II  
 SROF-2013-S3 REMIC Trust III  
 U.S. ROF II Legal Title Trust 2015-1  
 U.S. ROF III Legal Title Trust 2015-1  
 U.S. ROF IV Legal Title Trust 2015-1  
 PROF-2013-M4 Legal Title Trust  
 PROF-2013-S3 Legal Title Trust  
 PROF-2014-S2 Legal Title Trust  
 PROF-2013-M4 Legal Title Trust II  
 PROF-2013-S3 Legal Title Trust II  
 PROF-2014-S2 Legal Title Trust II  
 PROF-2013-S3 Legal Title Trust IV  
 PROF-2014-S2 Legal Title Trust IV  
 PROF-2013-M4 Legal Title Trust IV