



Doc# 1724441049 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/01/2017 11:01 AM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.
Kimberly J. Goodell
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Bw Development LLC
7340 S. 86th Ave.
Justice, Illinois 60458

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of AUGUST, 2017, between U.S. BANK NATIONAL ASSOCIATION, as Trustee under Pooling and Servicing Agreement dated as of July 1, 2004 MASTR Asset-Backed Securities Trust 2004-FRE1 Mortgage Pass-Through Certificates, Series 2004-FRE1, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Bw Development LLC, An Illinois Limited Liability Company whose mailing address is 7340 S. 86th Ave., Justice, IL 60458 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantee, 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 7641 South Marshfield Avenue, Chicago, IL 60620-4258.

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.

UNOFFICIAL COPY

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.

Executed by the undersigned on AUGUST 21, 2017:

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, as Trustee under Pooling and Servicing Agreement dated as of July 1, 2004 MASTR Asset-Backed Securities Trust 2004-FRE1 Mortgage Pass-Through Certificates, Series 2004-FRE1

By: [Signature]

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

Name: Tucker Perry

Title: Contract Management Coordinator

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

~~*~~ Contract Management Coordinator

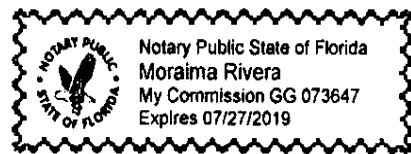
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tucker Perry, personally known to me to be the ~~*~~ of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee under Pooling and Servicing Agreement dated as of July 1, 2004 MASTR Asset-Backed Securities Trust 2004-FRE1 Mortgage Pass-Through Certificates, Series 2004-FRE1 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 21 day of AUGUST, 2017


Commission expires , 20
Notary Public



M. Rivera Moraima Rivera

SEND SUBSEQUENT TAX BILLS TO:
Bw Development LLC
7340 S. 86th Ave.
Justice, IL 60458



POA recorded 10/30/2013 as Instrument No: 1330315036

REAL ESTATE TRANSFER TAX	01-Sep-2017
	CHICAGO: 315.00
	CTA: 126.00
	TOTAL: 441.00 *

REAL ESTATE TRANSFER TAX	01-Sep-2017
 	COUNTY: 21.00
	ILLINOIS: 42.00
	TOTAL: 63.00

20-30-419-014-0000 | 20170801610293 | 0-847-673-792

20-30-419-014-0000 | 20170801610293 | 0-581-340-096

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

UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 31 IN BLOCK 18 IN ENGLEFIELD, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-30-419-014-0000

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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