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Doc# 1725013108 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 03:27 PM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.
Kimberly J. Goodell
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60605

After Recording Return To:

Michael Freeman, Ltd.
1020 Milwaukee Avenue, Suite 305
Deerfield IL, 60015

SPECIAL WARRANTY DEED

THIS INDENTURE made this 28 day of August, 2017 between **HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2004-4**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Michael Pritz, A Single Person** whose mailing address is **1020 Milwaukee Avenue, Suite 305 Deerfield IL, 60015** (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 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 **97 Hazelnut Drive, Streamwood, IL 60107**.

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.

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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.

Executed by the undersigned on 8/28, 2017:

GRANTOR:

HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2004-4

By: Jacqueline S. Michaelson

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

Name: **Jacqueline S. Michaelson**

Title: Contract Management Coordinator

Property of Cook County Office

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J, personally known to me to be the J of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2004-4 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 J [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 J; J, for the uses and purposes therein set forth.

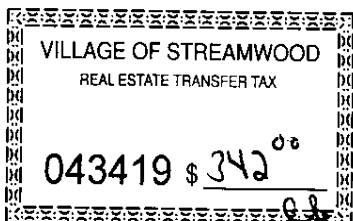
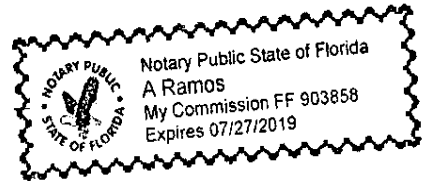
Given under my hand and official seal, this 28 day of August, 2017.

Commission expires , 20
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Michael Freeman, Ltd.
1020 Milwaukee Avenue, Suite 305
Deerfield IL, 60015

A. Ramos A. Ramos

POA recorded 4/25/2014 as Instrument No: 1411542153



REAL ESTATE TRANSFER TAX		08-Sep-2017
COUNTY:		57.00
ILLINOIS:		114.00
TOTAL:		171.00

06-24-414-059-0000 | 20170801612293 | 1-081-940-928

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Exhibit A Legal Description

THAT PART OF LOT 12 IN BLOCK 20 IN STREAMWOOD GREEN UNIT THREE-B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1987 AS DOCUMENT NUMBER 87486450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 45.18 FEET, THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST, A DISTANCE OF 62.51 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 70.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE NORTHEASTERLY ALONG SAID NORTH LOT LINE, SAID LINE BEING AN APC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 87 DEGREES 11 MINUTES 59 SECONDS EAST AND A LENGTH OF 7.02 FEET, AN ARC DISTANCE OF 7.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST ALONG, SAID NORTH LOT LINE, A DISTANCE OF 71.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 115.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 139.92 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 45.18 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST A DISTANCE OF 140.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID EAST LOT LINE, A DISTANCE OF 44.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 139.92 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 06-24-414-059-0000

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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