

UNOFFICIAL COPY



1726213038I

Doc# 1726213038 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/19/2017 11:20 AM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.
Caitlin E Cipri
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Jorge J. Monroy and Carlos E. Monroy
1819 South Michigan Avenue, Unit 903
Chicago, Illinois 60616

SPECIAL WARRANTY DEED

THIS INDENTURE made this 22 day of August, 2017, between **RESI REO Sub, LLC**, whose mailing address is **1110 Strand Street, Christiansted, Virgin Islands 00820** hereinafter ("Grantor"), and **Jorge J. Monroy, A single person and Carlos E. Monroy, A single person as joint tenants with rights of survivorship** whose mailing address is **1819 South Michigan Avenue, Unit 903, Chicago, IL 60616** (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 **1819 South Michigan Avenue, Unit 903, Chicago, IL 60616**.

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.

CCRD REVIEW

UNOFFICIAL COPY

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.

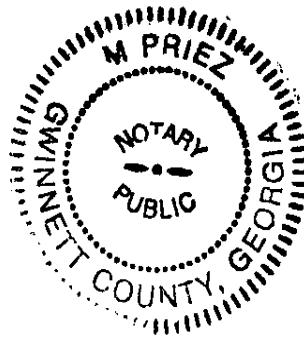
Executed by the undersigned on August 22, 2017:

GRANTOR:
RESI REO Sub, LLC
By: ARNS, Inc., its Manager
By: Altisource Residential, L.P., its Sole Shareholder
By: [Signature] Attorney in Fact
Name: Louquet Hazelton

STATE OF GEORGIA
COUNTY OF FULTON | SS


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LOUQUET HAZELTON, personally known to me to be the Attorney in Fact of Altisource Residential, L.P. 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 AUTHORIZED SIGNOR ~~HIS~~ ~~SHE~~ signed and delivered the instrument as ~~HIS~~ ~~HER~~ free and voluntary act, and as the free and voluntary act and deed of said AUTHORIZED SIGNOR AS ATT. IN FACT, for the uses and purposes therein set forth.



Given under my hand and official seal, this 22nd day of August, 2017
[Signature]
Commission expires 2/11, 2017
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Carlos E. Monroy and Jorge J. Monroy
1819 South Michigan Avenue, Unit 903
Chicago, IL 60616

POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX	18-Sep-2017
 CHICAGO:	2,070.00
CTA:	828.00
TOTAL:	2,898.00 *

REAL ESTATE TRANSFER TAX	18-Sep-2017
 COUNTY:	138.00
 ILLINOIS:	276.00
TOTAL:	414.00

17-22-307-121-1179 | 20170901624094 | 1-187-429-312

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

UNOFFICIAL COPY

Exhibit A Legal Description

UNIT NO. 903 AND PARKING SPACE NUMBER P2-51 IN THE 1819 S. MICHIGAN AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF LOT 25, TOGETHER WITH THE NORTH 51.63 FEET OF LOT 67 (EXCEPT ALLEY) AND LOT 68 (EXCEPT ALLEY) TAKEN AS A TRACT, ALL IN BLOCK 8 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 31, 2005 AS DOCUMENT 0515103094, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel ID NO: 17-22-307-121-1162 & 17-22-307-121-1179

Property 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, authorization or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office