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Doc# 1727213024 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/29/2017 11:40 AM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.
Caitlin E Ciri
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60605

After Recording Return To:

Brandon Hardwick and Nicole Harris
8730 S King Drive
Chicago, Illinois 60619

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of Sept, 2017, between **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-FP1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC., 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Brandon Hardwick, A Single Person and Nicole Harris, A Single Person, As Joint Tenants with rights of Survivorship** whose mailing address is **8730 S King Drive, Chicago, IL 60619** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Seventy-Two Thousand Four Hundred Four Dollars and 00/100 (\$72,404.00), 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 **8231 South Michigan Avenue, Chicago, IL 60619**.

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 9/18, 2017:

GRANTOR:

**The Bank of New York Mellon Trust Company,
National Association fka The Bank of New York Trust
Company, N.A. as successor to JPMorgan Chase Bank,
N.A., as Trustee for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2005-RP1**

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 Notary Public Office

STATE OF Florida
COUNTY OF Palm Beach SS

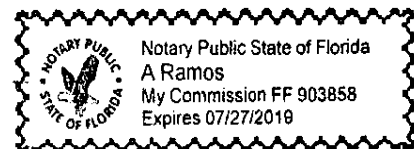
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J, personally known to me to be the J of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of Sept, 2017.

Commission expires , 20
Notary Public

A. Ramos
A. Ramos

SEND SUBSEQUENT TAX BILLS TO:
Brandon Hardwick and Nicole Harris
8730 S King Drive
Chicago, IL 60619



POA recorded simultaneously herewith

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Exhibit A Legal Description

LOT 30 (EXCEPT THE NORTH 20 FEET THEREOF) AND LOT 31 IN CRAMER'S MERCY HIGH SCHOOL ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 16 AND 21 IN WEBER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-34-120-003-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 29-Sep-2017



CHICAGO:	543.75
CTA:	217.50
TOTAL:	761.25 *

20-34-120-003-0000 | 20170901631218 | 0-043-325-376

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

REAL ESTATE TRANSFER TAX

29-Sep-2017



COUNTY:	36.25
ILLINOIS:	72.50
TOTAL:	108.75

20-34-120-003-0000

20170901631218 | 0-615-343-552

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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