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17296130220

Doc# 1729613022 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 11:33 AM PG: 1 OF 4

This Document Prepared By:

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|--------------------------------|
| Potestivo & Associates, P.C. |
| Bela Dalal |
| 223 W Jackson Blvd., Suite 610 |
| Chicago, Illinois 60606 |

After Recording Return To:

| |
|------------------------------------|
| Romero's Construction Service Inc. |
| 4948 W. Crystal |
| Chicago, Illinois 60651 |

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of Oct, 2017, between **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-1, Asset-Backed Certificates, Series 2007-1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Romero's Construction Service Inc., An Illinois Corporation** whose mailing address is **4948 W. Crystal, Chicago, IL 60651** (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 **959 North Lorel Avenue, Chicago, IL 60651-2841**.

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.

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

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of the Grantee forever.

Executed by the undersigned on 10-12, 2017:

GRANTOR:

Wells Fargo Bank, National Association as Trustee for
Option One Mortgage Loan Trust 2007-1, Asset-
Backed Certificates, Series 2007-1

By: [Signature] 10-12-17
By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Name: **Rafael Gonzalez**
Title: **Contract Management Coordinator**

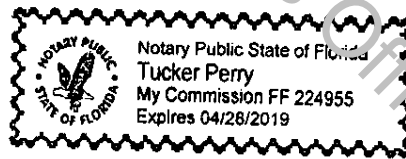
STATE OF FL |
COUNTY OF Palm Beach | SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rafael Gonzalez, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-1, Asset-Backed Certificates, Series 2007-1 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 Contract Management Coordinator [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 Contract Management Coordinator, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of Oct, 2017


Commission expires , 20
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Romero's Construction Service Inc.
4948 W Crystal
Chicago, IL 60651



[Signature]
Tucker Perry

POA recorded 7/11/2014 as Instrument No 1419210056

| REAL ESTATE TRANSFER TAX | | 23-Oct-2017 |
|------------------------------------------------------------------------------------|----------|-------------|
|  | CHICAGO: | 442.50 |
| | CTA: | 177.00 |
| | TOTAL: | 619.50 * |

| REAL ESTATE TRANSFER TAX | | 23-Oct-2017 |
|--------------------------------------------------------------------------------------|-----------|-------------|
|  | COUNTY: | 29.50 |
|  | ILLINOIS: | 59.00 |
| | TOTAL: | 88.50 |

16-04-321-001-0000 | 20171001633223 | 1-623-670-816

16-04-321-001-0000 | 20171001633223 | 1-636-663-328

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

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Exhibit A
Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

LOT 1 IN DAYTON'S RESUBDIVISION OF LOTS 13 TO 24 INCLUSIVE IN BLOCK 1 AND LOTS 1 TO 24 INCLUSIVE IN BLOCK 2 IN ALL IN SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ LYING EAST OF THE WEST 1290.2 FEET THEREOF OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-04-321-001-0000

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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