

151

UNOFFICIAL COPY

NAT
17-264537

Doc#: 1729949157 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/26/2017 01:27 PM Pg: 1 of 6

Dec ID 20170601668002
ST/CO Stamp 0-652-217-280 ST Tax \$285.00 CO Tax \$142.50
City Stamp 2-061-503-424 City Tax: \$3,232.64

This Instrument Prepared by:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:

Jinwen Zhang
1304 W. 33rd Place
Chicago, IL 60608

Reference Number: AUC-666842-REO

Mail Tax Statements To:

Jinwen Zhang
1304 W. 33rd Place
Chicago, IL 60608

Property Tax ID#: 17-17-317-074-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 16 day of June, 2017 by and between LAKEVIEW LOAN SERVICING, LLC, a mailing address of 425 Phillips Blvd., Ewing, NJ 08618 hereinafter referred to as Grantor and JINWEN ZHANG, MARRIED, a mailing address of 1304 W. 33rd Place, Chicago, IL 60608, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$285,000.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns of the Grantee forever in fee simple.

Grantor hereby warrants to the Grantee that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

UNOFFICIAL COPY

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 6 day of JUNE, 2017.

LAKEVIEW LOAN SERVICING, LLC
BY: CENLAR FSB, AS ATTORNEY IN FACT

By [Signature]
Print Name: Francine Bryant
Title: Second Vice President

STATE OF IL
COUNTY OF McCook


On the 6 day of JUNE in the year 2017 before me, the undersigned, a Notary Public personally appeared Francine Bryant, 2nd VP (Title of Officer) of CENLAR FSB, AS ATTORNEY IN FACT FOR LAKEVIEW LOAN SERVICING, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the county and state above.


[Signature]
Notary Public
Printed Name: _____
My Commission expires _____

BRITTANY SUCH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 13, 2018
ID# 50036373

MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		13-Sep-2017
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50
	17-17-317-074-0000 20170601668002 0-652-217-280	

REAL ESTATE TRANSFER TAX		13-Sep-2017
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50 *
	17-17-317-074-0000 20170601668002 2-061-503-424	

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

UNOFFICIAL COPY

20160100014337 Pg. 1 OF 3
 07/12/2016 02:48:09 PM
 Doc Type: ELRPOWER;
 Paul Ferguson, Clerk
 Arlington County Clerk
 Grantor Tax: \$00
 State Tax: \$00
 Recording Fee:\$26.00

Document drafted by and
 RECORDING REQUESTED BY
 Cenlar FSB
 425 Phillips Boulevard
 Ewing, NJ 08618

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Limited Power of Attorney

Know all persons by these presents that: Lakeview Loan Servicing, LLC organized under the laws of Delaware with its principal offices at 4425 Ponce de Leon Boulevard, MS 5-251, Coral Gables, FL 33146 (the "Company"), hereby constitutes and appoints Cenlar FSB, a federal savings bank with its principal offices at 425 Phillips Boulevard, Ewing, NJ 08618 ("Cenlar"), through any of its officers holding the status of vice president or higher as the true and lawful attorney-in-fact of the Company to do those things hereinafter set forth in relation to the mortgage loans and REO properties subject to that certain Subservicing Agreement, dated August 16, 2013, as amended, by and between the Company and Cenlar (the "Agreement"), in all cases in the name, place and stead of the Company for the benefit and on behalf of the Company:

- a. to execute and (where required by law or custom) to attest, acknowledge and record:
 1. requests for delivery of custodial mortgage loan documents, reconveyances, substitutions of trustees, discharges releases and satisfactions of deeds of trust, trust deeds, mortgage and security deeds (each a "Security Instrument");
 2. notes, or other debt instruments upon payment in full;
 3. partial releases of collateral encumbered by any Security Instrument;
 4. modifications and/or extensions of so-called "balloon reset" mortgages;
 5. modifications of notes and Security Instruments upon the prior written approval of the Company;
 6. substitutions of trustees, pleadings, notices, deeds and other instruments necessary to institute, continue or complete foreclosure of loans;
 7. all documents, including all deeds and conveyances necessary to effect the sale and/or liquidation of a mortgaged property;
 8. any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of a property acquired by Company or an investor by foreclosure or other process, including but not limited to, grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;
 9. any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a loan;
 10. all necessary documents to file claims with insurers on behalf of Company with respect to the mortgage loans or other assets;
 11. the power to indorse instruments required to effectuate mortgage loan payments, refunds or disbursement of insurance or other miscellaneous proceeds, such as checks evidencing such payments, refunds or proceeds; and

UNOFFICIAL COPY

12. with the prior written approval of Company any and all other related instruments and documents;
- b. to declare defaults with respect to a mortgage loan or other asset;
- c. to give notices of intention to accelerate and of acceleration and any other notices as reasonably necessary or appropriate;
- d. to post all notices as required by law and the loan documents, including the debt instrument and the instruments securing a loan in order to foreclose or otherwise enforce the Security Instruments;
- e. pursue appropriate legal action and conduct the foreclosure or other form of sale and/or liquidation, issue bidding instructions with respect to such sale as well as appear in any proceedings related thereto;
- f. to conduct eviction or similar dispossession proceedings;
- g. to take possession of collateral on behalf of Company or an investor;
- h. to file suit, appear and prosecute legal actions against all parties liable for amounts due under a loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of an asset;
- i. to assign, convey, accept, or otherwise transfer the interest in any asset on behalf of Company;
- j. to take such other actions and exercise such rights which may be taken by Company on behalf of investors or custodians with respect to any mortgage loan or other asset, including but not limited to, realization upon all or any part of a loan or any collateral therefor or guaranty thereof; and
- k. to take any such actions and execute such documents as may be necessary to fulfill Cenlar's obligations to investors and the Company under the Agreement.

Cenlar shall indemnify, defend and hold harmless the Company and its successors and assigns from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees), damages, liabilities, demands or claims of any kind whatsoever ("Claims") arising out of, related to, or in connection with (i) any act taken by Cenlar (or its substitute or substitutes) pursuant to this Limited Power of Attorney, which act results in a Claim solely by virtue of the unlawful use of this Limited Power of Attorney (and not as a result of a Claim related to the underlying instrument with respect to which this Limited Power of Attorney has been used), or (ii) any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby.

This Limited Power of Attorney shall remain in effect until the termination or expiration of the Agreement. The authorization is at the convenience and pleasure of Company and is revocable upon notice.

[Signature Page Follows.]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties have duly executed this Limited Power of Attorney as of the 9th day of March, 2016.

LAKEVIEW LOAN SERVICING, LLC

Carolina Perez
Witness: Carolina Perez

By: [Signature]
Name: Julio Aldecocca
Its: Senior Vice President

Carlos A. Vega
Witness: Carlos A. Vega

STATE OF FLORIDA)

) SS

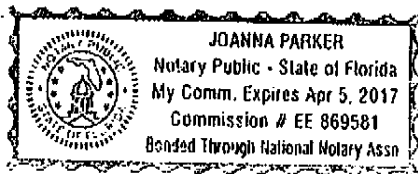
COUNTY OF MIAMI-DADE)

On the 9th day of March, 2016, before me, Joanna Parker, a notary public within Miami-Dade County, personally appeared Julio Aldecocca, Senior Vice President of Lakeview Loan Servicing, LLC whose address is 4425 Ponce de Leon Blvd MS 5-251, Coral Gables, Florida 33146, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

By: Joanna Parker
Notary Public

My commission expires: APRIL 05, 2017



A COPY
TESTE: PAUL FERGUSON
BY [Signature]
DEPUTY CLERK

UNOFFICIAL COPY

15826-17-264534-IL

Property Address: 807 S. Laflin St., Chicago, IL 60607

Parcel ID: 17-17-317-074-0000

THE SOUTH 19.58 FEET OF THE NORTH 70.29 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: LOTS 1 TO 6 BOTH INCLUSIVE;(EXCEPT THE EAST 2.0 FEET OF SAID LOT 6) IN H. HARNETT'S SUBDIVISION OF LOTS 124 TO 126, IN H.M. TAYLOR S SUBDIVISION OF BLOCK 43 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOTS 121 TO 123, (EXCEPT THE EAST 2.0 FEET OF SAID LOTS 121 TO 123) IN H.M. TAYLORS SUBDIVISION OF BLOCK 43 OF THE CANAL TRUSTEES' SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

c/k/a 807 S. Laflin St , Chicago, IL 60607