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This Document Prepared By:

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Doc# 1731713045 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2017 01:13 PM PG: 1 OF 4

After Recording Return To:

Serendepity Properties, Inc.

3641 N Troy

Chicago, Illinois 60618

SPECIAL WARRANTY DEED

THIS INDENTURE made this 30 day of Oct, 2017, between **Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4**, whose mailing address is **C/O Owen Loan Servicing, LLC., 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Serendepity Properties, Inc., An Illinois Corporation** whose mailing address is **3641 N Troy, Chicago, IL 60618** (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 **4831 West School Street, Chicago, IL 60641-4328**.

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 when by 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 Oct 30, 2017:

GRANTOR:

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4

By: Katherine Burgos

By: **Ocwen Loan Servicing, LLC as attorney in-fact**

Name: Katherine Burgos

Title: Contract Management Coordinator

STATE OF Florida | SS
COUNTY OF Palm Beach

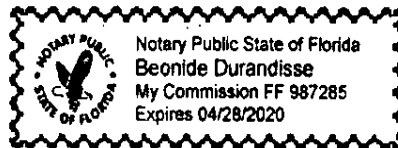
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Burgos, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in-fact for Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4** 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 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 30 day of Oct, 2017


Commission expires —, 20—
Notary Public



Beonide Durandisse
Beonide Durandisse

SEND SUBSEQUENT TAX BILLS TO:
Serendepity Properties, Inc.
3641 N Troy
Chicago, IL 60618



POA recorded 3/25/2015 as instrument #1508415025

REAL ESTATE TRANSFER TAX	13-Nov-2017
	CHICAGO: 1,582.50
	CTA: 633.00
	TOTAL: 2,215.50 *

REAL ESTATE TRANSFER TAX	13-Nov-2017
 	COUNTY: 105.50
	ILLINOIS: 211.00
	TOTAL: 316.50

13-21-420-012-0000 | 20171001645806 | 0-846-747-584

13-21-420-012-0000 | 20171001645806 | 0-265-297-856

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

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Exhibit A

Legal Description

LOT 40 (EXCEPT THE WEST 10 FEET) AND THE WEST 15 FEET OF LOT 41 IN BLOCK 3 IN EDWARDS SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-21-420-012-0000

Property of Cook County Clerk's Office

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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