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Doc#: 1736049025 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/26/2017 09:25 AM Pg: 1 of 4

Dec ID 20171101652192
ST/CO Stamp 1-382-753-312 ST Tax \$19.00 CO Tax \$9.50

This Document Prepared By:

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

After Recording Return To:

Bartlomiej Galica
120 Carriage Way Drive Unit 102B
Burr Ridge, Illinois 60527

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15 day of NOV, 2017, between **U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by merger to LASALLE BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-3,** whose mailing address is **C/O Ocwen Loan Servicing, LLC., 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Bartlomiej Galica, a married man** whose mailing address is **120 Carriage Way Drive Unit 102B, Burr Ridge, IL 60527** (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 **3341 Heather Drive, Markham, IL 60428-2773**

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

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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 11-15, 2017:

GRANTOR:

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by merger to LASALLE BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-3

By: Rafael Gonzalez

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

Name: Rafael Gonzalez 11-15-17

Title: Contract Management Coordinator



CITY OF MARKHAM

Water Stamp

Date 12-12-17

\$ 50.00 4202

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 U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by merger to LASALLE BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-3** 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 15 day of NOV, 2017

Commission expires _____, 20____
Notary Public

Beonide Durandisse
Beonide Durandisse

SEND SUBSEQUENT TAX BILLS TO:
Bartlomiej Galica
120 Carriage Way Drive Unit 102B
Burr Ridge, IL 60527



POA recorded simultaneously herewith

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Exhibit A
Legal Description

LOT 54 IN COUNTRY AIRE ESTATES, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-14-207-058-0000

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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.

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