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18003130470

Doc# 1800313047 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2018 12:47 PM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.
Kimberly J. Goodell
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Schaedler Investment Group, LLC
2908 N Springfield
Chicago, Illinois 60618

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of SEPT, 2017, between **Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates, Series 2006-OPT1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Schaedler Investment Group, LLC, A Nevada Limited Liability Company** whose mailing address is **2908 N Springfield, 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 **2939 North Springfield Avenue, Chicago, IL 60618-7219**.

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 SEPT 21, 2017:

GRANTOR:

Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates, Series 2006-OPT1

By: [Signature]

By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Name: Tucker Perry

Title: Contract Management Coordinator

REAL ESTATE TRANSFER TAX 03-Jan-2018

COUNTY	118.25
ILLINOIS	236.50
TOTAL	354.75

13-26-120-008-0000 | 20170901621059 | 1-667-595-552

REAL ESTATE TRANSFER TAX 03-Jan-2018

CHICAGO:	1,773.75
CTA:	709.50
TOTAL:	2,483.25 *

13-26-120-008-0000 | 20170901621059 | 1-283-839-008

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

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

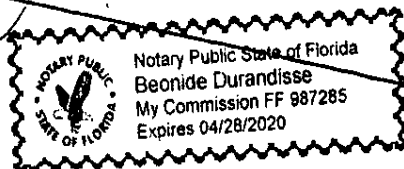
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tucker Perry, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates, Series 2006-OPT1 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 21 day of SEPT, 20 17

Commission expires , 20
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Schaedler Investment Group, LLC
2908 N Springfield
Chicago, IL 60618

[Signature]
Beonide Durandisse



POA recorded 7/11/2014 as Instrument No: 1419210056

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Exhibit A
Legal Description

LOT 72 IN HEAFIELD SUBDIVISION OF LOT 12 (EXCEPT EAST 5 ACRES) AND THE WEST 1/2 OF LOT 13 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-26-120-008-0000

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