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This Document Prepared By:

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Doc# 1805113033 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2018 12:02 PM PG: 1 OF 4

After Recording Return To:

Anne Fan
1809 W Chicago Ave 3S
Chicago, Illinois 60622

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of NOV, 2017, between **Ocwen Loan Servicing, LLC**, whose mailing address is **1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Anne Fan, Married, taking as separate property** whose mailing address is **1809 W Chicago Ave 3S, Chicago, IL 60622** (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 **923 North Keystone Avenue, Chicago, IL 60651**.

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 of the Grantee forever.

JA

UNOFFICIAL COPYExecuted by the undersigned on NOV. 14, 2017:

GRANTOR:

Ocwen Loan Servicing LLCBy: Tucker Perry

Name:

Tucker Perry

Title:

Contract Management CoordinatorSTATE OF FLORIDA

SS

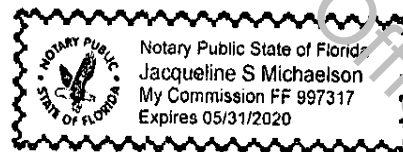
COUNTY OF DEER BEACH

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** 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 14 day of NOV, 2017Commission expires —, 20—
Notary PublicJacqueline S Michaelson

Jacqueline S. Michaelson

SEND SUBSEQUENT TAX BILLS TO:

Anne Fan**1809 W Chicago Ave 3S****Chicago, IL 60622****REAL ESTATE TRANSFER TAX**

20-Feb-2018



CHICAGO:	45.00
CTA:	18.00
TOTAL:	63.00 *

16-03-423-013-0000 | 20171101649457 | 1-595-344-416

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

REAL ESTATE TRANSFER TAX

20-Feb-2018



COUNTY:	3.00
ILLINOIS:	6.00
TOTAL:	9.00

16-03-423-013-0000

20171101649457 | 0-487-032-352

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Exhibit A Legal Description

LOT 28 IN BLOCK 1 IN MILL'S AND SON'S RESUBDIVISION OF BLOCKS 7 AND 8 IN TELLFORD AND WATSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 3 AND 4 OF THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-03-423-013-0000

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.