

# UNOFFICIAL COPY



This Document Prepared By:

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2018 12:14 PM PG: 1 OF 1

After Recording Return To:

Xuan Qiu
325 West 23rd Street, Unit A
Chicago, Illinois 60616

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of FEB., 2018, between **Deutsche Bank National Trust Company, as Trustee for Ixis Real Estate Capital Trust 2007-HE1 Mortgage Pass Through Certificates, Series 2007-HE1**, whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Xuan Qiu - A Married Person** whose mailing address is **325 West 23rd Street, Unit A, Chicago, IL 60616** (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 **325 West 23rd Street, Unit A, Chicago, IL 60616**.

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

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Executed by the undersigned on FEB. 12, 2018:

GRANTOR:

Deutsche Bank National Trust Company, as Trustee  
for Ixis Real Estate Capital Trust 2007-HE1 Mortgage  
Pass Through Certificates, Series 2007-HE1

By: [Signature]

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

Name: Beonide Durandisse

Title: Contract Management Coordinator

Property of Court Clerk's Office

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Beonide Durandisse, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC as attorney in fact for Deutsche Bank National Trust Company, as Trustee for Ixis Real Estate Capital Trust 2007-HE1 Mortgage Pass Through Certificates, Series 2007-HE1 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 12 day of FEB., 2018

Commission expires     , 20    
Notary Public

[Signature]  
Rafael Gonzalez

SEND SUBSEQUENT TAX BILLS TO:

Xuan Qiu  
325 West 23rd Street, Unit A  
Chicago, IL 60616

POA Recorded: 10/6/2014 as Instrument No: 1427917008.



REAL ESTATE TRANSFER TAX	21-Feb-2018
CHICAGO:	1,965.00
CTA:	786.00
TOTAL:	2,751.00 *

REAL ESTATE TRANSFER TAX	21-Feb-2018
COUNTY:	131.00
ILLINOIS:	262.00
TOTAL:	393.00

17-28-212-030-1002 | 20171201676430 | 1-205-290-528

17-28-212-030-1002 | 20171201676430 | 1-547-716-128

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

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## Exhibit A

### Legal Description

UNIT 325A IN ORIENTAL TERRACES CONDOMINIUM NO 324 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 IN ALLAN C L. LEE'S SUBDIVISION BEING A RE-SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 28 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 14, 1985 AS DOCUMENT 85146481 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**Permanent Real Estate Index Number: 17-28-212-030-1002**

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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