

# UNOFFICIAL COPY

This Document Prepared By:

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Doc# 1808113003 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2018 10:21 AM PG: 1 OF 4

After Recording Return To:

AMF INVESTMENTS, LLC.
525 Revere
Akron, Ohio 44333

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 28 day of February, 2018 between **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3**, whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **AMF INVESTMENTS, LLC.- An Illinois Limited Liability Company** whose mailing address is **525 Revere, Akron, OH 44333** (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 **3520 North Ottawa Avenue, Chicago, IL 60634**.

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 28, 2018:

GRANTOR:

**Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3**

By: Thania Nunez

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

Name: **Thania Nunez**

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 Thania Nunez personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC., as Attorney-In-Fact for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3** 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 28 day of Feb, 2018

Commission expires     , 20      
Notary Public

Katherine Burgos

SEND SUBSEQUENT TAX BILLS TO:  
**AMF INVESTMENTS, LLC.**  
525 Revere  
Akron, OH 44333



✓ POA Recorded on 4/18/2016 as Instrument No 1610939026

REAL ESTATE TRANSFER TAX	21-Mar-2018
CHICAGO:	1,305.00
CTA:	522.00
<b>TOTAL:</b>	<b>1,827.00 *</b>

12-24-306-038-0000 | 20180301614139 | 1-531-827-744

REAL ESTATE TRANSFER TAX	21-Mar-2018
COUNTY:	87.00
ILLINOIS:	174.00
<b>TOTAL:</b>	<b>261.00</b>

12-24-306-038-0000 | 20180301614139 | 0-762-125-856

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

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## Exhibit A Legal Description

LOT 7 IN BLOCK 5 IN GAUNTLETT, FEUERBORN AND KLODE'S BELMONT HEIGHTS ADDITION, BEING A SUBDIVISION OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST FRACTIONAL ¼ OF FRACTIONAL SECTION 24, SOUTH OF INDIAN BOUNDARY LINE, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **12-24-306-038-0000**

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