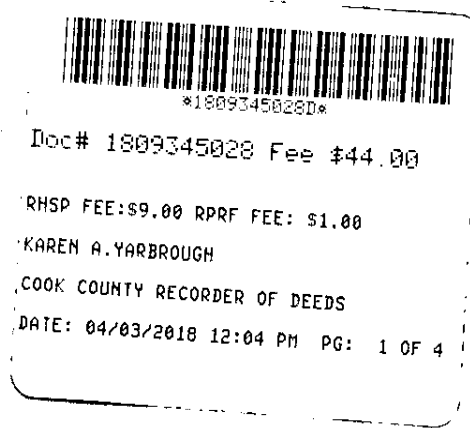


# UNOFFICIAL COPY

This Document Prepared By:

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



After Recording Return To:

Erik Schultz and Elizabeth Schultz
624 South Scoville Avenue
Oak Park, Illinois 60304

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 13 day of March, 2018, between **HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3**, whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Erik Schultz and Elizabeth Schultz -Husband and Wife as Tenants by the Entirety** whose mailing address is **624 South Scoville Avenue, Oak Park, IL 60304** (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 **624 South Scoville Avenue, Oak Park, IL 60304**.

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.

# UNOFFICIAL COPY

Executed by the undersigned on March 13, 2018:

GRANTOR:

HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3

By: Katherine Burgos

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

Name: Katherine Burgos

Title: Contract Management Coordinator

STATE OF Florida

SS

COUNTY OF Palm Beach

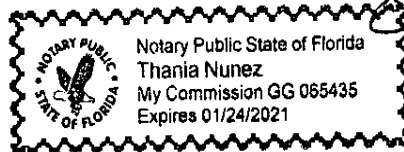
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~Katherine Burgos~~, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC., as attorney in fact for HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3 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 13 day of March, 2018

Commission expires     , 20      
Notary Public

*Thania Nunez*

Thania Nunez



SEND SUBSEQUENT TAX BILLS TO:  
Erik Schultz and Elizabeth Schultz  
624 South Scoville Avenue  
Oak Park, IL 60304

POA recorded on 11/30/2016 as instrument #1633510105

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## Exhibit A Legal Description

LOT 18 IN BLOCK 4 IN CHICAGO HERALD ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 4 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.



Permanent Real Estate Index Number: **16-18-213-010-0000**

**Real Estate Transfer Tax**

\$2,376.00



[www.oak-park.us](http://www.oak-park.us)

REAL ESTATE TRANSFER TAX		03-Apr-2018
	COUNTY:	148.25
	ILLINOIS:	296.50
	TOTAL:	444.75
16-18-213-010-0000	20180301615237	1-739-686-176

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