


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:

NJINV GROUP, LLC
3251 SW 67th Ave
Miami, Florida 33155



1829844009D

Doc# 1829844009 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2018 09:57 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

THIS INDENTURE made this 1st day of September, 2018, between **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-2**, whose address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **NJINV GROUP, LLC** whose address is **3251 SW 67th Ave, Miami, FL 33155** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (**\$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 **1639 North Nagle Avenue, Chicago, IL 60707**.

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.

Handwritten initials/signature
 4BPG'S

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Executed by the undersigned on September 21 2018:

GRANTOR:

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-2

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

Name: Christian Lazu

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 Christian Lazu, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC., as attorney-in-fact for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-2** 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 LLC, for the uses and purposes therein set forth.



Given under my hand and official seal, this 21st day of September 2018

Commission expires , 20
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
NJINV GROUP, LLC
3251 SW 67th Ave
Miami, FL 33155

REAL ESTATE TRANSFER TAX		25-Oct-2018
	CHICAGO:	1,402.50
	CTA:	561.00
	TOTAL:	1,963.50 *

13-31-424-005-0000 | 20180901679478 | 0-927-886-496
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-Oct-2018
	COUNTY:	93.50
	ILLINOIS:	187.00
	TOTAL:	280.50

13-31-424-005-0000 | 20180901679478 | 1-203-369-120

Beonide Durandisse
Beonide Durandisse
Notary Public State of Florida
My Commission GG 228061
Expires 04/28/2020

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Exhibit A

Legal Description

THE NORTH 25 FEET OF LOT 6 AND THE SOUTH 5 FEET OF LOT 5 IN ARTHUR DUNAS SECOND ADDITION OF GOLF LINK'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 12 TO 21, INCLUSIVE, IN BLOCK 4, IN GALE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-31-424-005-0000

Property of Cook County Clerk's Office