

# UNOFFICIAL COPY

This Document Prepared By:

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\*1833245056I\*

Doc# 1833245056 Fee \$44.00

After Recording Return To:

Beckon-Stansbury Property Development, LLC
6907 Rochambeau Pl.
Springfield, Virginia 22153

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/28/2018 02:36 PM PG: 1 OF 4

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 5 day of NOV, 2018, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS7, whose mailing address is c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and BECKON-STANSBURY PROPERTY DEVELOPMENT, LLC., A VIRGINIA LIMITED LIABILITY COMPANY whose mailing address is 6907 Rochambeau Pl., Springfield, VA 22153 (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 3646 Home Avenue, Berwyn, IL 60402-3332.

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.

THE CITY OF  REAL ESTATE  
 BERWYN, ILL. TRANSFER TAX  
 \$ 115.18 \$ 1290.00  
 COLLECTOR'S OFFICE

R4

# UNOFFICIAL COPY

Executed by the undersigned on Nov 5, 2018:

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS7

By: Katherine Burgos

By: Ocwen Loan Servicing, LLC., as attorney-in-fact for New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney-in-fact

Name: Katherine Burgos

Title: Contract Management Coordinator

Property of Cook County

STATE OF Florida

SS

COUNTY OF Palm Beach

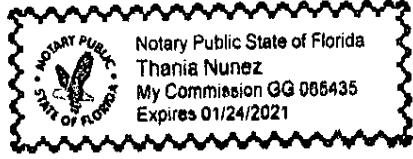
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Burgos, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC., as attorney-in-fact for New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney-in-fact for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS7 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 5 day of Nov, 2018

Thania Nunez

*Thania Nunez*

Commission expires     , 20      
Notary Public



SEND SUBSEQUENT TAX BILLS TO:  
Beckon-Stansbury Property Development, LLC  
Company 6907 Rochambeau Pl.  
Springfield, VA 22153

REAL ESTATE TRANSFER TAX		28-Nov-2018
	COUNTY:	64.50
	ILLINOIS:	129.00
	TOTAL:	193.50
16-31-319-036-0000   20181101631402   0-906-627-744		

POA recorded simultaneously herewith

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**Exhibit A**  
Legal Description

THE SOUTH 40 FEET OF LOT 1 IN BLOCK 45 IN THE SUBDIVISION OF BLOCKS 45, 47, 48, 49, 50, 51 AND 52 IN CIRCUIT COURT PARTITION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-31-319-036-0000

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS  
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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.

COOK COUNTY  
RECORDER OF DEEDS

Deeds Office