

# UNOFFICIAL COPY

This Document Prepared By:

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



Doc# 1900845061 Fee \$44.00

After Recording Return To:

|                         |
|-------------------------|
| ALEJANDRO AGUINAGA      |
| 5425 S Spaulding Ave.   |
| Chicago, Illinois 60629 |

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2019 03:26 PM PG: 1 OF 4

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of Dec., 2018, between **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2003, 2003-CB3 TRUST, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-CB3**, whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **ALEJANDRO AGUINAGA - A MARRIED PERSON - AS SOLE OWNERSHIP** whose mailing address is **5425 S Spaulding Ave., Chicago, IL 60629** (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 **5721 South Hoyne Avenue, Chicago, IL 60636-1522**.

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.

Y  
4  
N  
SCY  
INAB

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REAL ESTATE TRANSFER TAX

08-Jan-2019



|           |       |
|-----------|-------|
| COUNTY:   | 12.75 |
| ILLINOIS: | 25.50 |
| TOTAL:    | 38.25 |

Executed by the undersigned on Dec. 12, 2018:

20-18-117-011-0000 | 20181201653564 | 1-933-432-480

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2003, 2003-CB3 TRUST, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-CB3

By: Beonide Durandisse 12/12/18

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: Beonide Durandisse

Title: Contract Management Coordinator

Property of Cook County, Illinois

REAL ESTATE TRANSFER TAX

08-Jan-2019

STATE OF Florida



|          |          |
|----------|----------|
| CHICAGO: | 191.25   |
| CTA:     | 76.50    |
| TOTAL:   | 267.75 * |

COUNTY OF Palm Beach

SS

20-18-117-011-0000 | 20181201653564 | 0-492-926-624

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

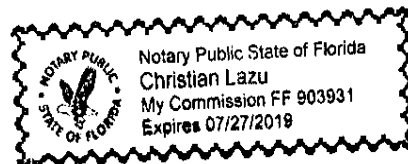
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Beonide Durandisse, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, as attorney in fact for New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2003, 2003-CB3 TRUST, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-CB3 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 Dec., 2018

Commission expires     , 20    
Notary Public

Christian Lazu  
Christian Lazu

SEND SUBSEQUENT TAX BILLS TO:  
ALEJANDRO AGUINAGA  
5425 S Spaulding Ave.  
Chicago, IL 60629



POA recorded simultaneously herewith

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**Exhibit A**  
Legal Description

THE SOUTH ½ OF LOT 14 AND LOT 15 (EXCEPT THE SOUTH 4 FEET THEREOF) IN BLOCK 10 IN DEWEY'S SUBDIVISION OF THE SOUTH 1819.8 FEET OF THE NORTH 1986.8 FEET OF EAST 1127.8 FEET AND THE SOUTH 290 FEET OF THE NORTH, 2276.8 FEET OF THE EAST 837.3 FEET AND THE NORTH 290 FEET OF THE SOUTH 323 FEET OF THE EAST 987.3 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **20-18-117-011-0000**

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
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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