

# UNOFFICIAL COPY

This Document Prepared By:

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After Recording Return To:

ROBERT W. BLATTNER
130 S Elm Tree Lane
Elmhurst, Illinois 60126



Doc# 1910034141 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2019 02:17 PM PG: 1 OF 4

## SPECIAL WARRANTY DEED



THIS INDENTURE made this 26 day of Feb, 2019, between **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-D**, whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **ROBERT W. BLATTNER - A MARRIED PERSON** whose mailing address is **130 S Elm Tree Lane, Elmhurst, IL 60126** (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 **2219 South 20th Avenue, Broadview, IL 60155**.

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 behoof of the Grantee forever.

REAL ESTATE TRANSFER TAX	10-Apr-2019
	COUNTY: 61.25
	ILLINOIS: 122.50
	TOTAL: 183.75
15-22-105-019-0000	20190201608331   0-553-960-352

**TRANSFER STAMP**  
**CERTIFICATION OF COMPLIANCE**

*Village of Broadview*

*3/25/19*

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Executed by the undersigned on Feb 26, 2019:

GRANTOR:

**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-D**

By: [Signature]

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

Name: Katherine Burgos

Title: Contract Management Coordinator

Property of Court Clerk's Office

STATE OF Florida

COUNTY OF Palm Beach

SS

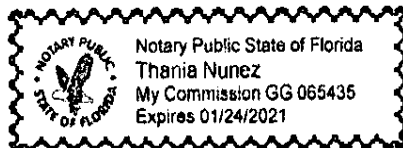
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Burgos, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC., as attorney-in-fact for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-D** 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 26 day of Feb, 2019

Commission expires \_\_\_\_\_, 20\_\_\_\_  
Notary Public

[Signature]  
Thania Nunez

SEND SUBSEQUENT TAX BILLS TO:  
**ROBERT W. BLATTNER**  
130 S Elm Tree Lane  
Elmhurst, IL 60126



POA recorded on 5/30/2014 as instrument #1415054136

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## Exhibit A Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

THE NORTH 59.91 FEET OF THE SOUTH 159.91 FEET OF LOT 22 IN BROADVIEW, A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **15-22-105-019-0000**

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