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This Document Prepared By:

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



Doc# 1915722136 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2019 01:32 PM PG: 1 OF 4

After Recording Return To:

PETER RADZISZEWSKI
1940 Burton Lane
Park Ridge, Illinois 60068

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11th day of April, 2019, between HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE (THE TRUSTEE) FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES, INC., MORTGAGE LOAN TRUST, SERIES 2007-RAMP1, whose mailing address is c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and PETER RADZISZEWSKI, A SINGLE PERSON whose mailing address is 1940 Burton Lane, Park Ridge, IL 60068 (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 7248 Dixon Street, Unit B, Forest Park, IL 60130-1161.

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.

S ✓
P ✓
SC ✓
E ✓
INT ✓

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Executed by the undersigned on April 16, 2019:

GRANTOR:

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE (THE TRUSTEE) FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES, INC., MORTGAGE LOAN TRUST, SERIES 2007-RAMP1

By: Thania Nunez
By: Ocwen Loan Servicing, LLC., as Attorney-In-Fact
Name: Thania Nunez
Title: Contract Management Coordinator

Property of Cook County, Ill.

STATE OF Florida

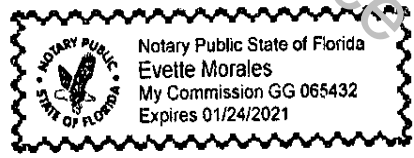
SS

COUNTY OF Palm Beach

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thania Nunez, 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 (THE TRUSTEE) FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES, INC., MORTGAGE LOAN TRUST, SERIES 2007-RAMP1 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 16 day of April, 2019
4/16/19

Commission expires 1, 2020
Notary Public Evette Morales Evette Morales



SEND SUBSEQUENT TAX BILLS TO:
PETER RADZISZEWSKI
1940 Burton Lane
Park Ridge, IL 60068

POA recorded: 6/6/2014 as Instrument No: 1415729045

VILLAGE OF FOREST PARK PROPERTY COMPLIANCE No. 7713
5-28-19
Approved/Date

REAL ESTATE TRANSFER TAX		06-Jun-2019
COUNTY:		51.50
ILLINOIS:		103.00
TOTAL:		154.50

15-12-420-019-1010 | 20190501684813 | 1-434-681-248

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Exhibit A Legal Description

PARCEL 1:

UNIT 7248-B IN LOFTOMINIUMS OF FOREST PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 8, 9 AND 10 TAKEN AS A TRACT (EXCEPT THAT PART LYING SOUTH OF AND ADJOINING A LINE DRAWN PERPENDICULAR TO AND EXTENDED EAST FROM THE WEST LINE OF SAID TRACT AT A POINT 103.96 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT) IN BLOCK 14 OF RAILROAD ADDITION TO HARLEM, IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86618071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE "48B", A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 86618071.

Permanent Real Estate Index Number: **15-12-420-019-1010**

County of Cook 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