

# UNOFFICIAL COPY



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This Document Prepared By:

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Doc# 1925628000 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/13/2019 12:14 PM PG: 1 OF 4

After Recording Return To:

Loza Law LLC

2500 E Devon Avenue, Suite 200

Des Plaines, IL 60018

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of August, 2019, between **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1**, whose mailing address is **c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054** hereinafter ("Grantor"), and **A & M BUILDERS AND REMODELING INC. - AN ILLINOIS CORPORATION** whose mailing address is **714 Glenwood Ln, Glenview, IL 60025** (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 **9225 South Justine Street, Chicago, IL 60620-5038**.

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 Y  
P 4  
S Y  
M —  
SC —  
E —  
INT Ry

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Executed by the undersigned on 8/12, 2019:

GRANTOR:  
HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF RENAISSANCE  
HOME EQUITY LOAN TRUST 2006-1

By: Jacqueline S. Michaelson

By: PHH MORTGAGE CORPORATION  
SUCCESSOR BY MERGER TO OCWEN LOAN  
SERVICING, LLC., AS ATTORNEY-IN-FACT

Name: Jacqueline S. Michaelson  
Title: Contract Management Coordinator

STATE OF Florida | SS  
COUNTY OF Palm Beach

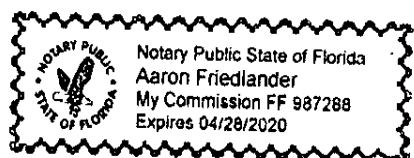
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson, personally known to me to be the Contract Management Coordinator for PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING, LLC., AS ATTORNEY-IN-FACT for HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1 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 UC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of August, 2019.


Commission expires —, 20—  
Notary Public



Aaron Friedlander  
Aaron Friedlander

SEND SUBSEQUENT TAX BILLS TO:  
A & M BUILDERS AND REMODELING INC.  
714 Glenwood Ln.  
Glenview, IL 60025



POA recorded on 11/30/2016 as in instrument #1633510105

REAL ESTATE TRANSFER TAX		13-Sep-2019
	CHICAGO:	735.00
	CTA:	294.00
	TOTAL:	1,029.00 *

REAL ESTATE TRANSFER TAX		13-Sep-2019
	COUNTY:	49.00
	ILLINOIS:	98.00
	TOTAL:	147.00

25-05-309-069-0000 | 20190701634297 | 0-474-049-120

25-05-309-069-0000 | 20190701634297 | 0-124-785-248

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

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## Exhibit A

### Legal Description

LOTS 10 AND 11 IN DAVIS AND SONS SUBDIVISION OF BLOCK 13 IN CROSBY AND OTHERS SUBDIVISION OF THE S (½) (LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, SITUATED IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **25-05-309-069-0000**

Property of Cook County Clerk's Office

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## Exhibit B Permitted Encumbrances

1. The lien of taxes 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;

Property of Cook County Clerk's Office