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Doc# 1927745103 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2019 02:31 PM PG: 1 OF 4

After Recording Return To:

JOSE SERRANO
3103 Westgate
Joliet, Illinois 60435

SPECIAL WARRANTY DEED

THIS INDENTURE made this 22 day of August, 2019, between **HSBC BANK USA N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST 2007-D1 ASSET BACKED PASS-THROUGH CERTIFICATES**, whose mailing address is **c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ. 08054** hereinafter ("Grantor"), and **JOSE SERRANO, MARRIED, TAKING AS SEPARATE PROPERTY** whose mailing address is **3103 Westgate, Joliet, IL. 60435** (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 **956 North Massasoit Avenue, Chicago, IL. 60651-2642**.

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 \_\_\_\_\_  
 AM X  
 SC \_\_\_\_\_  
 E X  
 IN [Signature]

# UNOFFICIAL COPY

Executed by the undersigned on August 22, 2019:

GRANTOR:  
HSBC BANK USA N.A., AS TRUSTEE ON BEHALF  
OF ACE SECURITIES CORP. HOME EQUITY  
LOAN TRUST AND FOR THE REGISTERED  
HOLDERS OF ACE SECURITIES CORP. HOME  
EQUITY LOAN TRUST 2007-D1 ASSET BACKED  
PASS-THROUGH CERTIFICATES

By: *Thania Nunez*

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

Name: Thania Nunez

Title: Contract Management Coordinator

Property of Cook County Clerk's Office

STATE OF Florida

COUNTY OF Palm Beach

SS

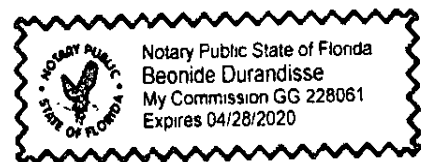
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thania Nunez, personally known to me to be the Contract Management Coordinator of PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING, LLC., ITS ATTORNEY-IN-FACT for HSBC BANK USA N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST 2007-D1 ASSET BACKED PASS-THROUGH CERTIFICATES 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 22 day of AUGUST, 2019

Commission expires       , 20    
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
JOSE SERRANO  
3103 Westgate  
Joliet, IL 60435

*Beonide Durandisse*  
Beonide Durandisse




POA recorded on 11/30/2016 as Instrument No: 1633510105

# UNOFFICIAL COPY

## Exhibit A Legal Description



LOT 2 IN SNOW AND MAYHEWS SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **16-05-420-019-0000**

REAL ESTATE TRANSFER TAX	04-Oct-2019
	CHICAGO: 693.75
	CTA: 277.50
	<b>TOTAL: 971.25 *</b>

16-05-420-019-0000 | 20190801668014 | 1-229-166-176

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

REAL ESTATE TRANSFER TAX	04-Oct-2019
 	COUNTY: 46.25
	ILLINOIS: 92.50
	<b>TOTAL: 138.75</b>

16-05-420-019-0000 | 20190801668014 | 1-804-605-024

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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