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This Document Prepared By:

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2024017063D

Doc# 2024017063 Fee \$93.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2020 12:13 PM PG: 1 OF 4

After Recording Return To:

Jozef Kowalkowski
5639 N Austin Ave, Unit 1
Chicago, IL 60646

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7th day of July, 2020, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE3, whose mailing address is c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054, hereinafter ("Grantor"), and JOZEF KOWALKOWSKI - A MARRIED PERSON, whose mailing address is 5639 N Austin Ave, Unit 1, Chicago, IL 60646, (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 1411 Leonard Place, Evanston, IL 60201-2632.

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 X
P 4
S X
M X
SC X
E X
INT cb

REAL ESTATE TRANSFER TAX		31-Jul-2020
	COUNTY:	120.50
	ILLINOIS:	241.00
	TOTAL:	361.50
10-12-417-021-0000 20200101695285 1-741-770-464		

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Executed by the undersigned on July 7th, 2020:

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
UNDER THE SECURITIZATION SERVICING
AGREEMENT DATED AS OF AUGUST 1, 2005
STRUCTURED ASSET SECURITIES CORPORATION
STRUCTURED ASSET INVESTMENT LOAN TRUST
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-HE3

BY: ITS ATTORNEY-IN-FACT NEWREZ LLC F/K/A
NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING, BY ITS ATTORNEY-
INFACHT PHH MORTGAGE CORPORATION
SUCCESSOR BY MERGER TO OCWEN LOAN
SERVICING, LLC

BY: Daneda Mendez 07/07/2020
Name: Daneda Mendez
Title: Contract Management Coordinator

Property of Cook County Notary Public's Office

STATE OF FLORIDA

SS

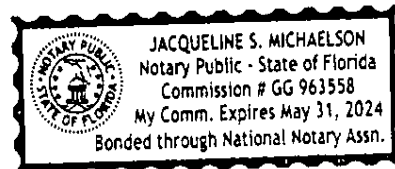
COUNTY OF PALM BEACH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daneda Mendez, personally known to me to be the Contract Management Coordinator of ITS ATTORNEY IN FACT NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING BY ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING, LLC for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE3, 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 she signed and delivered the instrument as her free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of July, 2020

Jacqueline S. Michaelson

Notary Public Jacqueline S. Michaelson
My Commission Expires: _____



SEND SUBSEQUENT TAX BILLS TO:
Jozef Kowalkowski
5639 N Austin Ave, Unit 1
Chicago, IL 60646

POA recorded simultaneously herewith

by means of physical presence
or online notarization

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Exhibit A Legal Description

LOT 4 IN BLOCK 3 IN EVANSTON CENTRE SECOND ADDITION BEING THE EAST 395 FEET OF THE SOUTH 708-1/2 FEET OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

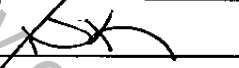
Permanent Real Estate Index Number: 10-12-417-021-0000

032664

CITY OF EVANSTON

PLSD Local Estate Transfer Tax

02.19.2020 AMOUNT \$ 1,205.00

Agent 

CLERK 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