

UNOFFICIAL COPY



2100722026D

This Document Prepared By:

Potestivo & Associates, P.C.

Charlotte Haack

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

Doc# 2100722026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2021 02:05 PM PG: 1 OF 4

After Recording Return To:

JOSE HUERTA AND
RAMON HUERTA

2932 Bauer Road

North Aurora, Illinois, 60542

SPECIAL WARRANTY DEED

THIS INDENTURE made this **15th** day of **December, 2020**, between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4**, whose mailing address is **c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, New Jersey, 08054** hereinafter ("Grantor"), and **JOSE HUERTA, A MARRIED PERSON AND RAMON HUERTA, A MARRIED PERSON AS TENANTS IN COMMON** whose mailing address is **2932 Bauer Road, North Aurora, Illinois, 60542** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten 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 **8739 South Michigan Avenue, Chicago, Illinois, 60619-6630**.

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.

UNOFFICIAL COPY

Executed by the undersigned on December 15, 2020:



GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 BY 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

By: Jacqueline S. Michaelson
Name: Jacqueline S. Michaelson

Title: Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

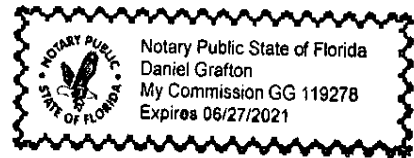
REAL ESTATE TRANSFER TAX		07-Jan-2021
	COUNTY:	35.50
	ILLINOIS:	71.00
	TOTAL:	106.50
25-03-102-021-0000		20200701632516 0-866-861-072

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of December, 2020, by Jacqueline S. Michaelson as Contract Management Coordinator for PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING, LLC., AS ATTORNEY-IN-FACT FOR NEWREZ, LLC., F/K/A NEW PENN FINANCIAL, LLC., D/B/A SHELLPOINT MORTGAGE SERVICING AS ATTORNEY-IN-FACT for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 who is personally known to me or who has produced N/A as identification.


[Signature]
Signature of Notary Public

Given under my hand and official seal, this 15 day of December, 2020.

Name of Notary Public: Daniel Grafton
Notary Commission Expiration Date: _____
Personally Known: X
OR Produced Identification: N/A



SEND SUBSEQUENT TAX BILLS TO:
JOSE HUERTA & RAMON HUERTA
2932 Bauer Road
North Aurora, Illinois, 60542

REAL ESTATE TRANSFER TAX		29-Dec-2020
	CHICAGO:	532.50
	CTA:	213.00
	TOTAL:	745.50 *
25-03-102-021-0000		20200701632516 2-115-715-04C

POA recorded simultaneously herewith

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

Exhibit A
Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

LOT 194 GARDEN HOMES BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **25-03-102-021-0000**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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