

# UNOFFICIAL COPY



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This Document Prepared By:

Potestivo & Associates, P.C.
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Doc# 2121145043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/30/2021 12:02 PM PG: 1 OF 4

After Recording Return To:

LORENZO PAYAN
1216 Euclid Avenue
Berwyn, Illinois, 60402

## SPECIAL WARRANTY DEED

THIS INDENTURE made this **15<sup>th</sup>** day of April, 2021, between **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES INC. MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR5**, whose mailing address is **c/o FHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, New Jersey, 08054**, hereinafter ("Grantor"), and **LORENZO PAYAN – A MARRIED PERSON** whose mailing address is **1216 Euclid Avenue, Berwyn, Illinois, 60402** (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 Grantee, 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 **4817 South Winchester Avenue, Chicago, Illinois, 60609-4167**.

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.

### REAL ESTATE TRANSFER TAX

30-Jul-2021



CHICAGO:	840.00
CTA:	336.00
TOTAL:	1,176.00 *

20-07-209-008-0000 | 20201101660979 | 0-385-059-600

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

### REAL ESTATE TRANSFER TAX

30-Jul-2021



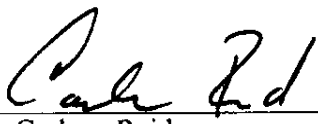
COUNTY:	56.00
ILLINOIS:	112.00
TOTAL:	168.00

20-07-209-008-0000 | 20201101660979 | 1-849-678-608

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Executed by the undersigned on April 15, 2020:

GRANTOR:  
HSBC BANK USA, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR DEUTSCHE ALT-A SECURITIES  
INC. MORTGAGE LOAN TRUST, MORTGAGE  
PASS-THROUGH CERTIFICATES SERIES 2006-  
AR5, BY ITS ATTORNEY-IN-FACT PHH  
MORTGAGE CORPORATION

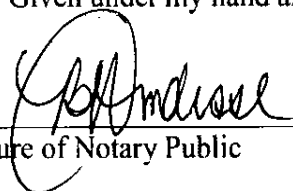
By:   
Name: Carlene Reid  
Title: Contract Management Coordinator

STATE OF FLORIDA  
COUNTY OF PALM BEACH

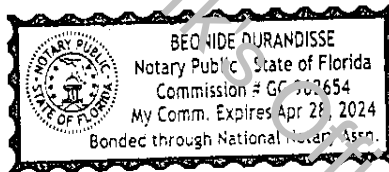
SS

The foregoing instrument was acknowledged before me by means of  physical presence or  on-line notarization, this 15 day of April 2021, by Carlene Reid as Contract Management Coordinator for PHH MORTGAGE CORPORATION AS ATTORNEY-IN-FACT for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES INC. MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR5, who is personally known to me or who has produced n/a as identification.

Given under my hand and official seal, this 15<sup>th</sup> day of April, 2021

  
Signature of Notary Public

Name of Notary Public: Beonide Durandisse  
Notary Commission Expiration Date: \_\_\_\_\_  
Personally Known: x  
OR Produced Identification: \_\_\_\_\_



SEND SUBSEQUENT TAX BILLS TO:  
**LORENZO PAYAN**  
1216 Euclid Avenue  
Berwyn, Illinois, 60402

POA recorded simultaneously herewith

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## 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 43 IN BLOCK 22 IN THE CHICAGO UNIVERSITY SUBDIVISION SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **20-07-209-008-0000**

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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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