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This Document Prepared By:

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Doc# 2234213161 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/08/2022 03:12 PM PG: 1 OF 4

After Recording Return To:

DONALD DAVIS
3232 SHEFFIELD AVENUE
OAKLAND, CALIFORNIA, 94602

SPECIAL WARRANTY DEED

THIS INDENTURE made this 25 day of ECRAB, 2022, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE FINANCE AMERICA MORTGAGE LOAN TRUST, 2004-1, whose mailing address is c/o PHH MORTGAGE CORPORATION, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA, 33409, hereinafter ("Grantor"), and DONALD DAVIS, A MARRIED MAN AS SOLE AND SEPARATE PROPERTY, whose mailing address is 3232 SHEFFIELD AVENUE, OAKLAND, CALIFORNIA, 94602, hereinafter, [collectively], "Grantee(s)", 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 13619 SOUTH MONTICELLO AVENUE, ROBBINS, ILLINOIS, 60472

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.

Property Address: 13619 S Monticello Avenue, Robbins, IL 60472 (Cook)

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Executed by the undersigned on 11/25 2022:

GRANTOR:
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE OF THE FINANCE AMERICA
MORTGAGE LOAN TRUST, 2004-1, 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

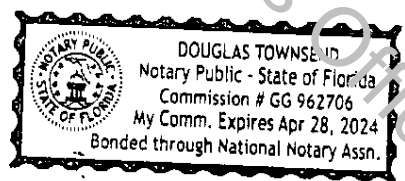
STATE OF Florida
COUNTY OF Palm Beach SS

The foregoing instrument was acknowledged before me by means of physical presence or
[] online notarization, this 25 day of October 2022 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 U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE OF THE FINANCE AMERICA MORTGAGE LOAN TRUST, 2004-1,
personally known to me or who has produced N/A as identification.

Given under my hand and official seal, this 25 day of October, 2022

DAT
Signature of Notary Public

Name of Notary Public: Douglas Townsend
Notary Commission Expiration Date: _____
Personally Known: Y
OR Produced Identification: _____



SEND SUBSEQUENT TAX BILLS TO:
DONALD DAVIS
3232 SHEFFIELD AVENUE
OAKLAND, CALIFORNIA, 94602

REAL ESTATE TRANSFER TAX		08-Dec-2022
	COUNTY:	15.00
	ILLINOIS:	30.00
	TOTAL:	45.00
28-02-108-009-0000		20221001676778 1-428-813-136

POA recorded simultaneously herewith

VILLAGE OF ROBBINS
Real Estate Transfer Stamp
Date: Nov 23, 2022
\$100.00 1811

VILLAGE OF ROBBINS
Real Estate Transfer Stamp
Date: Nov 23, 2022
\$100.00 1810

Property Address: 13619 S Monticello Avenue, Robbins, IL 60472 (Cook)

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Exhibit A
Legal Description

LOTS 42 AND 43 IN E.S. ROBBINS CENTRAL PARK SUBDIVISION OF PART OF LOTS 8 AND 9 ON W.B. EGAN'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **28-02-108-009-0000 & 28-02- 108-010-0000**

Property 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.