

This Document Prepared By:

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Doc# 2310049049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/10/2023 03:52 PM PG: 1 OF 4

After Recording Return To:

LINAS OLSAUSKAS
8512 SHAGBARK COURT
WOODRIDGE, ILLINOIS, 60517

SPECIAL WARRANTY DEED

THIS INDENTURE made this 2nd day of February, 2023, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST ASSET-BACKED CERTIFICATES, SERIES TMTS 2003-2HE, whose mailing address is c/o PHH MORTGAGE CORPORATION, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA, 33409, hereinafter ("Grantor"), and LINAS OLSAUSKAS - A MARRIED MAN AS SOLE AND SEPARATE PROPERTY, whose mailing address is 8512 Shagbark Court, Woodridge, Illinois, 60517, 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 329 Granville Avenue, Bellwood, Illinois, 60104.

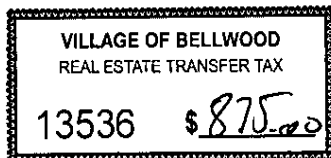
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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 Y-1
SC
INT R



REAL ESTATE TRANSFER TAX

07-Apr-2023



COUNTY: 87.50
ILLINOIS: 175.00
TOTAL: 262.50

15-08-233-011-0000

| 20230201651903 | 0-063-538-384

UNOFFICIAL COPY

Executed by the undersigned on February 24, 2023

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST ASSET-BACKED CERTIFICATES, SERIES TMTS 2003-2HE, 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

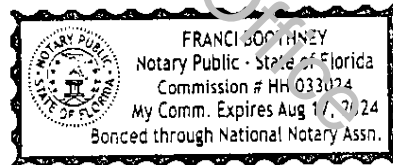
STATE OF FLORIDA
COUNTY OF PALM BEACH SS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of February, 20 23, 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, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST ASSET-BACKED CERTIFICATES, SERIES TMTS 2003-2HE is personally known to me or who has produced N/A as identification.

Given under my hand and official seal, this 24th day of February, 20 23

Signature of Notary Public

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



SEND SUBSEQUENT TAX BILLS TO:
LINAS OLSAUSKAS
8512 SHAGBARK COURT
WOODRIDGE, ILLINOIS, 60517

POA recorded simultaneously herewith

UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 24 IN BLOCK 6 IN HULBERT ST. CHARLES ROAD SUBDIVISION, A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **15-08-233-011-0000**

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.