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Doc# 2331934056 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2023 03:33 PM PG: 1 OF 4

After Recording Return To:

THE REAL ESTATE STUDIO
4354 SOUTH GREENWOOD AVENUE
CHICAGO, ILLINOIS, 60653

SPECIAL WARRANTY DEED


THIS INDENTURE made this 2nd day of November, 2023, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2**, whose mailing address is **c/o PHH MORTGAGE CORPORATION, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA, 33409**, hereinafter ("Grantor"), and **THE REAL ESTATE STUDIO – AN ILLINOIS CORPORATION**, whose mailing address is **4354 SOUTH GREENWOOD AVENUE, CHICAGO, ILLINOIS, 60653**, 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 **6750 SOUTH CLYDE AVENUE, UNIT 6750-2, CHICAGO, ILLINOIS, 60649**.



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	15-Nov-2023	
	CHICAGO:	315.00
	CTA:	126.00
	TOTAL:	441.00 *

REAL ESTATE TRANSFER TAX	15-Nov-2023	
 	COUNTY:	21.00
	ILLINOIS:	42.00
	TOTAL:	63.00

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

UNOFFICIAL COPY

Executed by the undersigned on November 2nd, 2023:

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2, 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: Diego 11/02/2023

Name: Diego Rojas

Title: Contract Management Coordinator

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 2nd day of November 2023, by Diego Rojas 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 BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2 is personally known to me or who has produced _____ as identification.

Given under my hand and official seal, this 2nd day of November, 2023

Franci Boothney

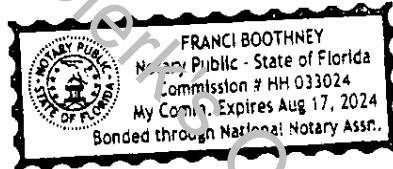
Signature of Notary Public

Name of Notary Public: Franci Boothney

Notary Commission Expiration Date: _____

Personally Known: _____

OR Produced Identification: _____



SEND SUBSEQUENT TAX BILLS TO:
THE REAL ESTATE STUDIO
4354 SOUTH GREENWOOD AVENUE
CHICAGO, ILLINOIS, 60653

POA recorded simultaneously herewith

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Exhibit A

Legal Description

PARCEL 1:

UNIT NUMBER 6750-2 IN THE CLYDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 111 AND THE SOUTH 43 FEET OF LOT 112 IN FIRST ADDITION TO BRYN MAWR HIGHLANDS, A SUBDIVISION OF THE NORTH $\frac{3}{4}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ (EXCEPT THE WEST 500 $\frac{1}{2}$ FEET, ALSO EXCEPT THE EAST $\frac{1}{8}$ AND ALSO EXCEPT STREETS) IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 8, 2006 AS DOCUMENT NUMBER 0625110024; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES ~ AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED SEPTEMBER 8, 2006 AS DOCUMENT 0625110024, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **20-24-401-033-1008**

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.

Property of Cook County Clerk's Office