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1302533042D

Doc#: 1302533042 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2013 10:26 AM Pg: 1 of 5

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

This Document Prepared By:
Ross M. Rosenberg, Esq.,
Rosenberg LPA, Attorneys At Law, 7167 A
E. Kemper Road, Cincinnati,
Ohio 45249. (513) 247-9605.

After Recording Return To:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

13WR 03430

SPECIAL WARRANTY DEED

ENL 03070 RCD

THIS INDENTURE made this 2 day of January, 2013 between DEUTSCHE BANK
NAT'L TRUST COMPANY, AS TRUSTEE FOR WAMU MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 2005-ARB, hereinafter ("Grantor"), and FERNANDO
URIBE, whose mailing address is 2316 High Ridge Pkwy., Hillside, IL 60162 (hereinafter,
[collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum
\$109,000.00 (One Hundred Nine Thousand Dollars and no Cents), 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 as Exhibit A and
known as 2115 S. Kendallworth Ave., Berwyn, IL 60402.

Property No: 16-19-330-006

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.

BOX 162

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C
INT

13024 - 111

Collector of Pice 5
\$1090.00

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Executed by the undersigned on Jan 7, 2013

GRANTOR:
DEUTSCHE BANK NAT'L TRUST COMPANY, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-ARB, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT

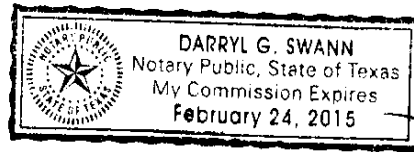
By: Tina Bergin 1/2/13
Name:
Title: **Tina Bergin**
Vice President

STATE OF TEXAS
COUNTY OF DENTON

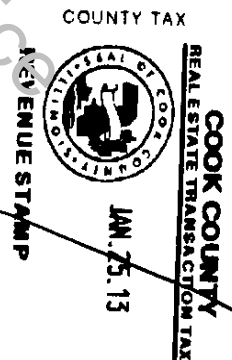
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tina Bergin, personally known to me to be the VP of DEUTSCHE BANK NAT'L TRUST COMPANY, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-ARB, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such VP [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said DEUTSCHE BANK NAT'L TRUST COMPANY, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-ARB, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of January, 2013

Notary Signature Line
Darryl G. Swann
Notary Printed Name

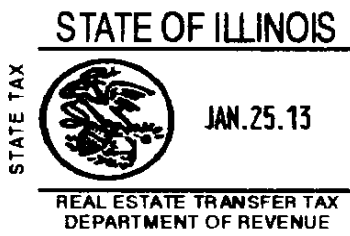


Commission expires 2/24, 2015
Notary Public



SEND SUBSEQUENT TAX BILLS TO: FERNANDO URIBE, 2316 High Ridge Pkwy., Hillside, IL 60162

0000012975



REAL ESTATE TRANSFER TAX
0010900
FP 103037

REAL ESTATE TRANSFER TAX
0005450
FP 103042

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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.

Cook County Clerk's Office

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**Exhibit A
Legal Description**

MS

**LOT 107 IN BERWYN GARDENS, A SUBDIVISION OF THE SOUTH 1271.5 FEET OF THE SOUTHWEST 1/4 OF SECTION 19,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 2115 S. KENILWORTH AVENUE, BERWYN, IL 60402

Property Index No. 16-19-330-026

Permanent Real Estate Index Number: 16193300060000

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.**