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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/27/2014 01:23 PM Pg: 1 of 5

This Document Prepared By:

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After Recording Return To:

Goran Kutlich and Dragana Arbutina
2402 Elmwood
Berwyn, IL 60402

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 10 day of February, 2014, between **Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-RES1 Asset Backed Pass-Through Certificates Series 2004-RES1**, hereinafter ("Grantor"), and **Goran Kutlich and Dragana Arbutina, Husband and wife Tenancy By Entireties**, whose mailing address is **2402 Elmwood, Berwyn, IL 60402** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Seventy-Five Thousand Two Hundred Ninety-Nine Dollars (\$175,299.00), 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 **211 West Plainfield Road, Countryside, IL 60525**.

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,

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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.

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**Exhibit A**  
Legal Description

LOT 15, 16 AND THE EAST 15 FEET OF LOT 17 IN BLOCK 7 IN H.O. STONE & CO'S.  
FIFTH AVENUE MANOR, BEING A SUBDIVISION OF THE EAST HALF OF THE  
SOUTHWEST QUARTER (EX. THE NORTH 25 ACRES THEREOF) OF SECTION 9,  
TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-09-321-029-0000, 18-09-321-030-0000  
18-09-321-039-0000

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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.

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