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Doc#: 1414810019 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2014 11:37 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC  
Kimberly J. Goodell  
223 W. Jackson Blvd., Suite 610  
Chicago, IL 60606



After Recording Return To:

Arthur Ksiezak and Blanka Ksiezak  
172 Henderson St  
Bensenville, IL 60106

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 28<sup>th</sup> day of April, 2014, between DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR9, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR9, hereinafter ("Grantor"), and Arthur Ksiezak and Blanka Ksiezak, Husband and wife As Joint tenants with rights of survivorship, whose mailing address is 172 Henderson St, Bensenville, IL 60106 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Nine Thousand Dollars (\$59,000.00), 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 10154 Hartford Court 3b, Schiller Park, IL 60176.

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

REAL ESTATE TRANSFER		05/27/2014
	COOK	\$29.50
	ILLINOIS:	\$59.00
	TOTAL:	\$88.50

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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 of Cook County Clerk's Office

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Executed by the undersigned on 4/28/, 2014:

GRANTOR:  
**DEUTSCHE BANK NATIONAL TRUST COMPANY as  
Trustee for INDYMAC INDX MORTGAGE LOAN TRUST  
2005-AR9, MORTGAGE PASS-THROUGH CERTIFICATES  
Series 2005-AR9**

By: Daniel Delpesche  
By: **Ocwen Loan Servicing, LLC as Attorney-in-Fact**

Name: Daniel Delpesche  
Title:

**Contract Management  
Coordinator**

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Delpesche personally known to me to be the \_\_\_\_\_ of **Ocwen Loan Servicing, LLC as Attorney-in-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR9, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR9** 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 \_\_\_\_\_ [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 \_\_\_\_\_, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of April, 2014

Commission expires 12-2-17 <sup>mm</sup> 4-28-14, 2014  
Notary Public

Mei-Ling Mitchell

SEND SUBSEQUENT TAX BILLS TO:  
**Arthur Ksiezak and Blanka Ksiezak  
172 Henderson St  
Bensenville, IL 60106**



POA Recorded 13-Mar-14 as Instrument # 1407219040

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## Exhibit A Legal Description

PARCEL 1: UNIT 3B IN 10154 HARTFORD CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN HARTFORD COURT SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 00167145, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE P-11 AND P-12 AND S-10, LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP.

Permanent Real Estate Index Number: 12-21-111-022-1010

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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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