

# UNOFFICIAL COPY



Doc#: 1417518085 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/24/2014 01:28 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 510
Chicago, IL 60606

After Recording Return To:

Martin Villafuerte
4126 N. Lincoln Ave
Chicago, IL 60618

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 27 day of May, 2014 between **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4**, hereinafter ("Grantor"), and **Martin Villafuerte, A Single Person**, whose mailing address is **4126 N. Lincoln Ave, Chicago, IL 60618** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty-Six Thousand Dollars (\$46,000.00), 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 **3720 W 64th Pl, Chicago, IL 60629**.

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.

REAL ESTATE TRANSFER TAX 24-Jun-2014

	COUNTY:	23.00
	ILLINOIS:	46.00
	TOTAL:	69.00

19-23-110-033-0000 | 20140601603726 | 1-789-026-048

REAL ESTATE TRANSFER TAX 24-Jun-2014

	CHICAGO:	345.00
	CTA:	138.00
	TOTAL:	483.00

19-23-110-033-0000 | 20140601603726 | 0-547-512-064

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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.

Property of Cook County Clerk's Office

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Executed by the undersigned on 5/27, 2014:

GRANTOR:

**Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4**

By: [Signature] **Guilene Dolcine**

By: **Ocwen Loan Servicing, LLC, as Attorney-In-Fact**

Name:

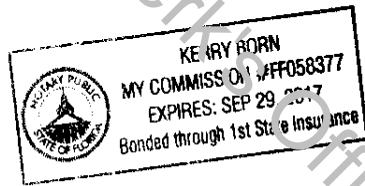
Title: Contract Management Coordinator [Signature]

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 **Guilene Dolcine**, personally known to me to be the X of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4** 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 X [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 Contract Management Coordinator, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of May, 2014

Commission expires 9-29-2017  
Notary Public [Signature]



SEND SUBSEQUENT TAX BILLS TO:  
**Liba 1 LLC**  
**4422 N. Mobile**  
**Chicago, IL 60630**

POA recorded on April 28, 2014 as Instrument No: 1411822108

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**Exhibit A**  
Legal Description

EAST HALF OF THIRTY-NINE (39), ALL OF FORTY (40), ALL OF FORTY-ONE (41) IN BLOCK SIX (6) IN JOHN F. EBERHART'S SUBDIVISION OF THE NORTH EAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-23-110-033-0000

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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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