

# UNOFFICIAL COPY



Doc#: 1419110025 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/10/2014 10:40 AM 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:

Grazina Tilvikaite
11123 South 84th Avenue #2a
Palos Hills, IL 60465

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of June, 2014, between DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, whose mailing address is C/O Ocwen Loan Servicing LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Grazina Tilvikaite, a Single Person, whose mailing address is 11123 South 84th Avenue #2a, Palos Hills, IL 60465 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty Thousand Dollars (\$50,000.00), 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 11123 South 84th Avenue #2a, Palos Hills, IL 60465.

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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

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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

PARCEL 1: UNIT NUMBER 11123-2A IN RIVIERA REGAL CONDOMINIUM PHASE I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 641 FEET OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12; DESCRIBED AS THE NORTH 700 FEET OF THE EAST 395.06 FEET (EXCEPT THE SOUTH 284.50 FEET OF THE NORTH 517.25 FEET OF THE WEST 215 FEET OF THE EAST 395.06 FEET OF THE WEST 641 FEET) AFORESAID. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86059069 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE UMBRELLA DECLARATION FOR RIVIERA REGAL CONDOMINIUMS DATED FEBRUARY 10, 1986 AND RECORDED FEBRUARY 10, 1986 AS DOCUMENT 86059070 AND AS CREATED BY DEED.

Permanent Real Estate Index Number: 23-23-200-026-1069

REAL ESTATE TRANSFER TAX		02-Jul-2014
	COOK COUNTY	25.00
	ILLINOIS	50.00
	<b>TOTAL:</b>	<b>75.00</b>
23-23-200-026-1069   20140601608154   0-0 3-843-328		

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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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