

# UNOFFICIAL COPY



Doc#: 1513339046 Fee: \$46.00  
RHSP Fee: \$9.00 RPPE Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/13/2015 11:01 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:

|   |
|---|
| Jason Zagraniczny and Casey Zagraniczny |
| 16340 South Kedzie Avenue               |
| Markham, IL 60428                       |



## CITY OF MARKHAM Water Stamp

Date 3/23/15  
\$ 50.00      **3658**

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 25 day of February, 2015, between **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as Trustee for **MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1601 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Jason Zagraniczny, A Single Person and Casey Zagraniczny, A Married Person Joint Tenants with Rights of Survivorship**, whose mailing address is **16340 South Kedzie Avenue, Markham, IL 60428** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty-Seven Thousand Dollars (\$47,000.00), 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 **16340 South Kedzie Avenue, Markham, IL 60428**.

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,

| REAL ESTATE TRANSFER TAX | 07-May-2015 |
|--------------------------|-------------|
| COUNTY:                  | 23.50       |
| ILLINOIS:                | 47.00       |
| TOTAL:                   | 70.50       |



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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.

Property of Cook County Clerk's Office

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Executed by the undersigned on 2/25, 2015:

GRANTOR:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, as  
Trustee for MORGAN STANLEY HOME EQUITY LOAN  
TRUST 2005-4 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-4**

By: Jon King

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

Name: **Jon King**

Title: **Contract Management Coordinator**

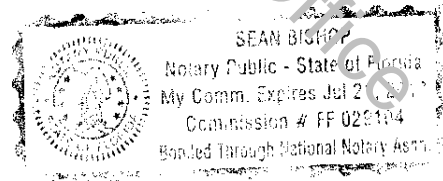
STATE OF Florida )  
 ) SS  
COUNTY OF Palm Beach )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon King, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4** 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 Contract Management Coordinator **(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 Corporation, for the uses and purposes therein set forth.

Personally Known To Me

Given under my hand and official seal, this 25 day of FEBRUARY, 2015  
Sean Bishop  
Commission expires 7/21, 2017  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
**Jason Zagraniczny and Casey Zagraniczny**  
**16340 South Kedzie Avenue**  
**Markham, IL 60428**



POA recorded on June 30, 2014 as Instrument No: 1418115098

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**Exhibit A**  
Legal Description

SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 7 IN BLOCK 33 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, RECORDED JUNE 20, 1929 AS DOCUMENT NO. 104005582, ALSO THE EAST 1/2 OF THE HERETOFORE VACATED ALLEY Lying WEST OF AND ADJOINING LOTS 6, 7 AND 8 AFORESAID, AS PER PLAT AND ORDINANCE OF VACATION RECORDED APRIL 9, 1957 AS DOCUMENT NO. 16872744, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-23-407-021-0000

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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.

Property of Cook County Clerk's Office