

# UNOFFICIAL COPY



This Document Prepared By:

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Doc#: 1519539041 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 07/14/2015 02:26 PM Pg: 1 of 5

After Recording Return To:

Wilson Beltran and Maria L. Beltran
1304 N 32nd Ave
Melrose Park, IL 60160

REAL ESTATE TRANSFER TAX	10-Jul-2015
COUNTY:	12.00
ILLINOIS:	24.00
TOTAL:	36.00

15-04-200 041-0000 | 20150501684899 | 0-475-335-552

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 20 day of April, 2015, between **Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-RES1 Asset Backed Pass-Through Certificates Series 2004-RES1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Wilson Beltran and Maria L. Beltran - Husband and wife as tenants in common**, whose mailing address is **1304 N 32nd Ave, Melrose Park, IL 60160** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Four Thousand Dollars (\$24,000.00), 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 **1819 N 33rd Ave, Stone Park, IL 60165**.

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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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Executed by the undersigned on 4/20, 2015:

GRANTOR:

**Deutsche Bank National Trust Company, as Trustee for  
Citigroup Mortgage Loan Trust, Series 2004-RES1 Asset  
Backed Pass-Through Certificates Series 2004-RES1**

By: [Signature]

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

Name: Jon King

Title: Contract Management Coordinator

STATE OF Florida )  
 ) SS  
COUNTY OF Palm Beach )

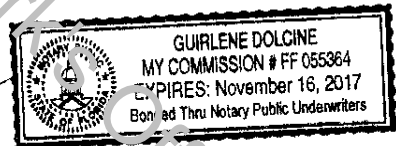
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon King, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-RES1 Asset Backed Pass-Through Certificates Series 2004-RES1** 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.

Given under my hand and official seal, this 20 day of April, 2015

Personally Known To Me

Commission expires 11/16, 2017  
Notary Public

[Signature]  
**Guirlene Dolcine**



SEND SUBSEQUENT TAX BILLS TO:  
**Wilson Beltran and Maria L. Beltran**  
1304 N 32nd Ave  
Melrose Park, IL 60160

POA recorded simultaneously herewith

**VILLAGE OF STONE PARK  
COOK COUNTY, IL  
\$96.00-1819 N. 33<sup>rd</sup> AVE  
REAL ESTATE TRANSFER TAX  
ORDINANCE No. 87-4**

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**Exhibit A**  
Legal Description

LOT 15 (EXCEPT THE NORTH 18 FEET) AND ALL OF LOT 16 IN BLOCK 9 IN H.O. STONE AND COMPANY'S WORLD'S FAIR ADDITION SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-04-200-043-0000

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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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