

# UNOFFICIAL COPY



Doc#: 1606819072 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/08/2016 12:19 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Real Estate Enterprice, INC
2446 Kenilworth
Berwyn, IL 60402

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 5 day of October, 2015, between **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2**, whose mailing address is **C/O Owen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Real Estate Enterprice, INC - An Illinois Corporation**, whose mailing address is **2446 Kenilworth, Berwyn, IL 60402** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Eighty-Four Thousand Dollars (\$84,000.00), 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 **10531 Palos Place, Palos Hills, IL 60465**.

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.

A



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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

<b>REAL ESTATE TRANSFER TAX</b>		08-Mar-2016
	COUNTY:	42.00
	ILLINOIS:	84.00
	<b>TOTAL:</b>	<b>126.00</b>
23-13-103-030-1010   20160301677086   0-552-303-168		

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Executed by the undersigned on 10/5, 2015:

GRANTOR:

**Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2**

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 )

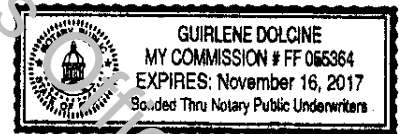
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon King, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2** 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 5 day of October, 2015

Commission expires 11/16, 2017  
Notary Public

Guirle Dolcine  
**Guirle Dolcine**



**SEND SUBSEQUENT TAX BILLS TO:**  
**Real Estate Enterprice, INC**  
**2446 Kenilworth**  
**Berwyn, IL 60402**

**POA recorded on 3/13/2014 as Instrument No: 1407222077**

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**Exhibit A**  
Legal Description

UNIT NO. 10531-B IN PALOS PLACE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27441743, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 23-13-103-030-1010

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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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