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Doc#: 1615810095 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2016 02:55 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:

Mark W. Tader
Piccione, Keeley & Assoc., Ltd
122 S. County Farm Road
Wheaton, IL 60187

REAL ESTATE TRANSFER TAX 06-Jun-2016

COUNTY:	52.00
ILLINOIS:	104.00
TOTAL:	156.00

16-31-403 J25-0000 | 20160601613129 | 0-271-713-600

SPECIAL WARRANTY DEED

THIS INDENTURE made this 3 day of February, 2016, between U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2004, Asset Backed Securities Corporation Home Equity Loan Trust, 2004-HE10, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Goran Kutlich, A Married Person, whose mailing address is Mark W. Tader; Piccione, Keeley & Assoc., Ltd., 122 S. County Farm Road, Wheaton, IL 60187 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Three Thousand Seven Hundred Fifty Four Dollars (\$103,754.00), 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 3527 Clarence Ave, Berwyn, IL 60402.

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.

CCRD REVIEW

THE CITY OF REAL ESTATE
BERWYN, IL TRANSFER TAX
GR 6.3.16 \$1040.00
COLLECTOR'S OFFICE

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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 2/3/, 2016:

GRANTOR:

U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2004, Asset Backed Securities Corporation Home Equity Loan Trust, 2004-HE10

By: *Daniel Delpesche*

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

Name: **Daniel Delpesche**

Title: **Contract Management Coordinator**

STATE OF FLORIDA)
COUNTY OF PAUMBUH) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Delpesche personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2004, Asset Backed Securities Corporation Home Equity Loan Trust, 2004-HE10** 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 3 day of Feb, 2016

Commission expires 5-6, 2018
Notary Public *Gary Van Soosten* Gary Van Soosten

SEND SUBSEQUENT TAX BILLS TO:
Mark W. Tader
Piccione, Keeley & Assoc., Ltd.
122 S. County Farm Road
Wheaton, IL 60187



POA recorded on May 28, 2015 as Instrument No: 1514839047

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Exhibit A
Legal Description

THE NORTH 33 FEET OF LOT 10 (EXCEPT THE EAST 131.50 FEET THEREOF) IN BLOCK 57 IN OLIVER L. WATSON'S OGDEN AVENUE ADDITION TO BERWYN, IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-31-403-029-0000

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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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