

# UNOFFICIAL COPY



Doc#: 1622310105 Fee: \$46.00  
RHSP Fee:\$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/10/2016 12:00 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:**

Jozef Filip and Janina Filip
5824 Cleveland St
Morton Grove, IL 60053

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 2 day of Feb, 2016, between Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-3, Mortgage-Backed Pass-Through Certificates Series 2007-3, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Jozef Filip and Janina Filip, Husband and wife Joint tenants with rights of survivorship, whose mailing address is 5824 Cleveland St, Morton Grove, IL 60053 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of ~~Eighty Seven Thousand Thirty-Four Dollars (\$87,034.00)~~ 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 2614 N 75th Ave Unit 2e, Elmwood Park, IL 60707.

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

\* EIGHTY-THREE THOUSAND DOLLARS (\$83,000.00)

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AUG 10 2016  
CLERK OF DEEDS  
COOK COUNTY  
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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 2/2, 2016:

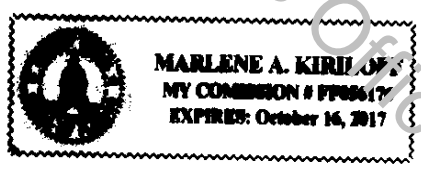
GRANTOR: Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-3, Mortgage-Backed Pass-Through Certificates Series 2007-3 By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact Name: KEN BIANCO Title: Contract Management Coordinator

STATE OF Florida ) COUNTY OF Palm Beach ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KEN BIANCO, 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 American Home Mortgage Assets Trust 2007-3, Mortgage-Backed Pass-Through Certificates Series 2007-3 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 2 day of Feb, 2016

Marlene A. Kiriloff Commission expires 10/16, 2017 Notary Public



SEND SUBSEQUENT TAX BILLS TO: Jozef Filip and Janina Filip 5824 Cleveland St Morton Grove, IL 60053

POA recorded simultaneously herewith



Village of Elmwood Park Real Estate Transfer Stamp 415.00

Table with REAL ESTATE TRANSFER TAX, COUNTY: 41.50, ILLINOIS: 83.00, TOTAL: 124.50, 10-Aug-2016, 12-25-409-044-1004, 20160801643282, 0-893-412-160

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## **Exhibit A Legal Description**

**UNIT 2E IN THE 2614 NORTH 75TH AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**LOT 2 IN RESUBDIVISION OF LOTS 15 TO 19 IN BLOCK 6 IN ELLSWORTH, A SUBDIVISION OF BLOCKS 1 TO 10, 13, 14 AND PART OF BLOCKS 11, 12 AND 18 IN CHICAGO HEIGHTS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 5, 2007 AS DOCUMENT NO. 0703615110, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. THE EXCLUSIVE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE ABOVE NOTED DECLARATION OF CONDOMINIUM. THE EXCLUSIVE USE OF STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE ABOVE NOTED DECLARATION OF CONDOMINIUM.**

**Permanent Real Estate Index Number: 12-27-409-044-1004**

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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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