### **UNOFFICIAL COPY**

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|Doc# 1630116039 Fee ⊈48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/27/2016 12:28 PM PG: 1 OF 6

This Document Prepared By:

Potestivo & Associates, P.C.

Caitlin E Cipri

223 W Jackson B.vd., Suite 610

Chicago, Illinois 60606

After Recording Return To:

Goran Kutlich and Dragana

Arbutina

211 W. Plainfield Rd

Countryside, Illinois 60525

#### SPECIAL WARRANTY DEED

THIS INDENTURE made this day 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 7106 40th Place, Stickney, IL 60402.

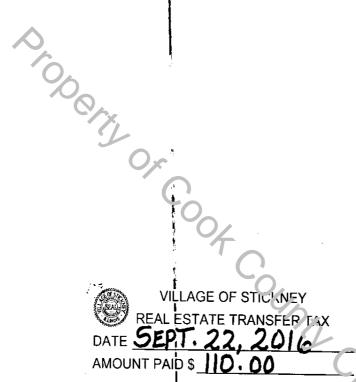
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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.

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



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19-06-104-		COUNTY:	10.75 21.50 32.25	Ox

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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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## **UNOFFICIAL COPY**

Executed by the undersigned on	<u>,</u> 2016:
	GRANTOR:
	Deutsche Bank National Trust Company, as Trustee
	for Argent Securities Inc., Asset-Backed Pass-Through
	Certificates, Series 2005-W2
	By: Olly will I ruddly
	By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact
^	Name: Jacqueline S. Michaelson
	Title: Contract Management Coordinator
90	<b>~ ~</b> .
STATE OF CORUM	
FALL SS	
COUNTY OF POERCH	
I the undersigned a Notary Public in and &	said County, in the State aforesaid, DQ HEREBY
	ally known to me to be the of Ocwen
	t-for-læusche Bank National Trust Company, as
<u>-</u>	Backed Fass-Through Certificates, Series 2005-W2 and
<del>-</del>	on whose name is subscribed to the foregoing instruments
appeared before me this day in person and a	21) A 105(1 T
signed and delivered the instrument as [HIS	(HER) free and voluntary act, and as the free and
voluntary act and deed of said _ 😈 ', 坑	, for the uses and purposes therein set forth.
Given under my hand and official se	11 A Canada 11
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	$\bigcirc$
Commission expires, 20	
Notary Public	( / ( )) Sergio Olms S/16/16
SEND SUBSEQUENT TAX BILLS TO:	
Goran Kutlich Dragana Arbutina	
211 W. Plainfield Rd	SERGIO OLMO
Countryside, IL 60525	MY COMMISSION # EE 871860 EXPIRES: February 5, 2017 Bonded Thru Notary Public Underwriters

POA recorded on December 23, 2014 as Instrument No: 1435722084

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## **UNOFFICIAL COPY**

#### Exhibit A

Legal Description

LOT 40 IN BLOCK 2 IN NEW BOHEMIAN HOME ADDITION, BEING A SUBDIVISION OF LOTS 34 AND 35 IN CIRCUIT COURT PARTITION IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proberty of Coof County Clerk's Office Permanent Real Estate Index Number: 19-06-104-040-0000

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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.