

# UNOFFICIAL COPY

This Document Prepared By:

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\*1634118061\*

Doc# 1634118061 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2016 11:32 AM PG: 1 OF 5

After Recording Return To:

Ana Costache

7630 S. County Line #3A

Burr Ridge, Illinois 60527

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 7 day of NOV, 2016, between **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as Trustee for **SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR1**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Ana Costache, A Married Person**, whose mailing address is **7630 S. County Line #3A, Burr Ridge, IL 60527** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Four Thousand Six Hundred Thirty-Nine Dollars and 00/100 (\$54,639.00), 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 **4111 98th Street, Oak Lawn, IL 60453**.

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

CRDREVIEW 

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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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Executed by the undersigned on NOVEMBER 7, 2016:

GRANTOR:  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR1**

By: Jacqueline S. Michaelson  
By: **Ocwen Loan Servicing, LLC, as Attorney-In-Fact**  
Name: Jacqueline S. Michaelson  
Title: Contract Management Coordinator

STATE OF FLORIDA  
COUNTY OF PAUM SS

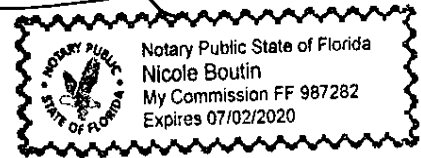
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that [Signature], personally known to me to be the [Signature] of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR1 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 [Signature] [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 [Signature], for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of NOV, 2016.

Commission expires       , 20    
Notary Public

[Signature]  
Nicole Boutin

SEND SUBSEQUENT TAX BILLS TO:  
**Ana Costache**  
**7630 S. County Line #3A**  
**Burr Ridge, IL 60527**



POA recorded on March 28, 2014 as Instrument No: 1408717038

Village of Oak Lawn	Real Estate Transfer Tax	\$200	02552	Village of Oak Lawn	Real Estate Transfer Tax	\$25	02588
Village of Oak Lawn	Real Estate Transfer Tax	\$50	03245				

REAL ESTATE TRANSFER TAX		06-Dec-2016
	COUNTY:	27.50
	ILLINOIS:	55.00
	TOTAL:	82.50
24-10-225-026-1009   20161101679779   1-876-226-240		

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## Exhibit A Legal Description

UNIT 73 AND 73-G AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (REFERRED TO AS PARCEL 1) LOT 2 IN PARKSHIRE ESTATES BEING A RESUBDIVISION OF PART OF LOT 1 IN BARTHOLOMEO AND MILFORD'S SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM FOR PARKSHIRE ESTATES CONDOMINIUM NUMBER 4 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 20372264 TOGETHER WITH RESPECTIVE UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN SAID PARCEL APERTAINING TO SAID UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-10-225-026-1009

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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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