

# UNOFFICIAL COPY



Doc# 1713019016 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/10/2017 11:22 AM PG: 1 OF 5

**This Document Prepared By:**

Potestivo & Associates, P.C.
Caitlin E Cipri
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

**After Recording Return To:**

Cornel Emil Tripa
15129 Teebrook Dr
Orland Park, Illinois 60462

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of April, 2017, between **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA10**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Cornel Emil Tripa, A Single Person**, whose mailing address is **15129 Teebrook Dr, Orland Park, IL 60462** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Eleven Thousand Sixty-Nine Dollars and 00/100 (\$111,069.00), 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 **655 South Blvd Apt 301N, Oak Park, IL 60302**.

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 of the title of the property prior to the date the Grantor acquired title.

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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

**Real Estate Transfer Tax**

**\$896.00**



[www.oak-park.us](http://www.oak-park.us)

<b>REAL ESTATE TRANSFER TAX</b>		10-May-2017
	COUNTY:	55.75
	ILLINOIS:	111.50
	TOTAL:	167.25
16-07-401-030-1007	20170401642486	0-047-684-288

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Executed by the undersigned on 4/12, 2017:

**GRANTOR:**

**Deutsche Bank Trust Company Americas, as Trustee  
for Residential Accredit Loans, Inc., Mortgage Asset-  
Backed Pass-Through Certificates, Series 2005-QA10**

By: Jacqueline S. Michaelson

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

Name: Jacqueline S. Michaelson JSM

Title: **Contract Management Coordinator** JSM

STATE OF FLORIDA  
COUNTY OF DADE SS  
BEACH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JSM, personally known to me to be the JSM of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA10 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 JSM [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 JSM, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of April, 2017

Commission expires     , 20      
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
**Cornel Emil Tripa**  
**15129 Teebrook Dr**  
**Orland Park, IL 60462**

Mei-Ling Whyte Mei-Ling Whyte



POA recorded 4/18/2016 as Instrument No: 1610939026

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**Exhibit A**  
Legal Description

PARCEL 1:

UNIT 301 N IN 653-655 SOUTH BOULEVARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 AND THE WEST 2 FEET OF LOT 4 IN BLOCK 2 IN BLACKSTONE'S ADDITION TO OAK PARK IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94638595, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 94638595.

Permanent Real Estate Index Number: 16-07-401-030-1007

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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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