

# UNOFFICIAL COPY



Doc# 1721545069 Fee \$44.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 08/03/2017 11:58 AM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.
Caitlin E Cipri
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60605

After Recording Return To:

Thomas Maguire
1000 S Clark Unit 1005
Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX	03-Aug-2017
	COUNTY: 73.00
	ILLINOIS: 146.00
	TOTAL: 219.00
10-20-115-010-0000	20170701691835   1-109-394-368

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of JULY, 2017 between **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W5**, whose mailing address is **C/O Owen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Thomas Maguire, A Single Person** whose mailing address is **1000 S Clark Unit 1005, Chicago, IL 60605** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Forty-Six Thousand Dollars and 00/100 (\$146,000.00), 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 **1423 Ridgeland Avenue, 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.

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.

8-1-2017  
THE CITY OF BERWYN, ILL. REAL ESTATE TRANSFER TAX  
146000  
COLLECTOR'S OFFICE

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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.

Executed by the undersigned on July 21, 2017:

GRANTOR:

**Deutsche Bank National Trust Company, as Trustee  
for Argent Securities Inc., Asset-Backed Pass-Through  
Certificates, Series 2005-W5**

By: Katherine Burgos

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

Name: **Katherine Burgos**

Title: **Contract Management Coordinator**

Property of Cook County Notary Public Office

STATE OF Florida

SS

COUNTY OF Palm Beach

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Burgos, 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 Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W5** 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 Contract Management Coordinator, for the uses and purposes therein set forth.

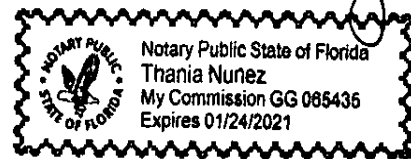
Given under my hand and official seal, this 21 day of July, 2017

Commission expires     , 20    
Notary Public

*Thania Nunez*

**Thania Nunez**

SEND SUBSEQUENT TAX BILLS TO:  
**Thomas Maguire**  
**1000 S Clark Unit 1005**  
**Chicago, IL 60605**



POA recorded 01/12/2015 as instrument# 1501239067

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**Exhibit A**  
Legal Description

LOT 31 IN BLOCK 4 IN W. F. KAISER AND COMPANY'S ARCADIA PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Permanent Real Estate Index Number: 16-20-115-010-0000

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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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.

Property of Cook County Clerk's Office