

UNOFFICIAL COPY



Doc# 1722113032 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/09/2017 11:39 AM PG: 1 OF 4

This Document Prepared By:

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

After Recording Return To:

Vladas Zakarasuskas
1S674 Macarthur Dr.
Oakbrook Terrace, Illinois 60181

SPECIAL WARRANTY DEED

THIS INDENTURE made this 28 day of July, 2017, between **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as Trustee for **MORGAN STANLEY ABS CAPITAL I TRUST 2005-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Vladas Zakarasuskas, A Married Person** whose mailing address is **1S674 Macarthur Dr., Oakbrook Terrace, IL 60181** (hereinafter, collectively), "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), 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 **30 East Elm St Apt 9E, Chicago, IL 60611-1009**.

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.

This conveyance is made subject to all matters set forth on Exhibit B.

Ryok

UNOFFICIAL COPY

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 7-28, 2017:

GRANTOR:

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
as Trustee for MORGAN STANLEY ABS CAPITAL I
TRUST2005-NC1 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-NC1**

By: [Signature]

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

Name: **Rafael Gonzalez**

Title: **Contract Management Coordinator ***

Property of Cook County, Illinois

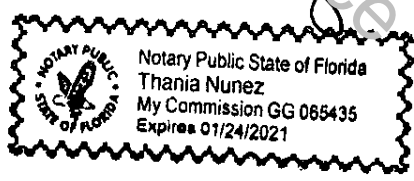
STATE OF FL
COUNTY OF Palm Beach SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rafael Gonzalez, personally known to me to be the * of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY ABS CAPITAL I TRUST2005-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1** 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 * [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 *, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of July, 2017

Commission expires , 20
Notary Public

[Signature]
Thania Nunez



SEND SUBSEQUENT TAX BILLS TO:
Vladas Zakarauskas
1S674 Macarthur Dr.
Oakbrook Terrace, IL 60181

POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX	09-Aug-2017
	CHICAGO: 1,173.75
	CTA: 469.50
	TOTAL: 1,643.25 *

REAL ESTATE TRANSFER TAX	09-Aug-2017
	COUNTY: 78.25
	ILLINOIS: 156.50
	TOTAL: 234.75

17-03-200-066-1047 | 20170801604053 | 2-093-849-024

17-03-200-066-1047 | 20170801604053 | 0-350-856-128

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Exhibit A
Legal Description

UNIT 9E IN THE 30 EAST ELM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 6 TO 9 IN SUBDIVISION OF SOUTH 1/2 OF ORIGINAL BLOCK 1 (EXCEPT THE WEST 132.5 FEET THEREOF) IN SUBDIVISION BY THE COMMISSIONERS OF ILLINOIS AND MICHIGAN CANAL OF SOUTH FRACTIONAL QUARTER OF SECTION 03, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25147097 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-03-200-066-1047

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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