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This Document Prepared By:

Potestivo & Associates, P.C.

Kimberly J. Goodell

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/05/2017 12:51 PM PG: 1 OF 4

After Recording Return To:

Denitsa Josifova and Jordan
Jossifov

3244 W. Belle Plaine

Chicago, Illinois 60618

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of Sept, 2017, between **DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST**

2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-AR3, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Denitsa Josifova, A Single Person and Jordan Jossifov, A Single Person, As Joint Tenants with Rights of Survivorship** whose mailing address is **3244 W. Belle Plaine, Chicago, IL 60618** (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 **27 South Waiola Ave, Apt 201, La Grange, IL 60525-2246**.

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.

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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 9-21, 2017:

GRANTOR:
DEUTSCHE BANK NATIONAL TRUST COMPANY
as Trustee for INDYMAC INDX MORTGAGE LOAN
TRUST 2006-AR3, MORTGAGE PASS-THROUGH
CERTIFICATES Series 2006-AR3

By: Rafael Gonzalez
By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact
Name: **Rafael Gonzalez**
Title: **Contract Management Coordinator**

Property of Cook County

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 Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-AR3** 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 Sept, 2017.

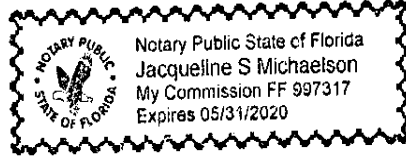
Commission expires , 20
Notary Public

Jacqueline S. Michaelson

Jacqueline S. Michaelson

SEND SUBSEQUENT TAX BILLS TO:
Denitsa Josifova and Jordan Jossifov
3244 W Belle Plaine
Chicago, IL 60618

POA recorded 10/22/2015 as Instrument No: 1429517015



REAL ESTATE TRANSFER TAX		05-Oct-2017	
COUNTY:	60.50	ILLINOIS:	121.00
TOTAL:		181.50	

18-04-120-031-1005 | 20171001633595 | 1-120-516-032

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Exhibit A Legal Description

UNIT NUMBERS 201 AND P-12 IN WAIOLA PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT A IN PLAT OF CONSOLIDATION OF LOTS 11 AND 12 IN BLOCK 28 IN LAGRANGE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1966 AS DOCUMENT 19708421 AND RERECORDED APRIL 4, 1974 AS DOCUMENT 22675696, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 89237847 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 18-04-120-031-1017 and 18-04-120-031-1005

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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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