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This Document Prepared By:

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Doc# 1803629043 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/05/2018 11:11 AM PG: 1 OF 4

After Recording Return To:

Ryan Ritchie and Victoria Ritchie
10346 S. Central Park Ave
Chicago, Illinois 60655

SPECIAL WARRANTY DEED

THIS INDENTURE made this 16 day of JAN., 2018, between **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2** whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Ryan Ritchie and Victoria Ritchie, Husband and Wife as joint tenants with rights of survivorship** whose mailing address is **10346 S. Central Park Ave, Chicago, IL 60655** (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 **9108 West 123rd Street, Palos Park, IL 60464 1761**.

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.

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

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of the Grantee forever. **UNOFFICIAL COPY**

Executed by the undersigned on JAN. 10, 2018:

GRANTOR:

Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2

By: [Signature]

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

Name: Beonide Durandisse

Title: Contract Management Coordinator

Property of County Clerk's Office

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Beonide Durandisse, 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-W2 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 10 day of JAN., 2018

Commission expires , 20
Notary Public

[Signature] Rafael Gonzalez

SEND SUBSEQUENT TAX BILLS TO:
Ryan Ritchie and Victoria Ritchie
10346 S. Central Park Ave
Chicago, IL 60655



POA Recorded: 1/12/2015 as Instrument No: 1501239067

REAL ESTATE TRANSFER TAX 05-Feb-2018



COUNTY: 119.50
ILLINOIS: 239.00
TOTAL: 358.50

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Exhibit A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE STATE OF ILLINOIS, COUNTY OF COOK, CITY OF PALOS PARK, AND DESCRIBED AS FOLLOWS:

LOT 20 IN MONSON AND COMPANY'S FIFTH PALOS PARK SUBDIVISION IN THE SOUTH WEST ¼ OF THE NORTH EAST ¼ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 23-27-205-015-0000

Property of Cook County Clerk's Office

COOK COUNTY
REGISTRAR 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